

Doc. # 4977  
ADOPTED

MEMORANDUM

NOVEMBER 5, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND  
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR  
NEIGHBORHOOD PLANNING AND ZONING  
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD  
PLANNING AND ZONING  
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

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Recommendations on fifty-eight zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

Neighborhoods

|                   | <u>Recommendations</u> |               |                                 |                 |
|-------------------|------------------------|---------------|---------------------------------|-----------------|
|                   | <u>Approval</u>        | <u>Denial</u> | <u>Denial w/o<br/>Prejudice</u> | <u>Deferral</u> |
| Allston-Brighton  | 2                      | 3             |                                 | 2               |
| Back Bay          | 1                      | 1             |                                 | 1               |
| Beacon Hill       |                        |               |                                 |                 |
| Charlestown       | 1                      |               |                                 | 1               |
| Chinatown         |                        |               |                                 |                 |
| City Proper       |                        |               |                                 |                 |
| Dorchester        | 3                      | 4             |                                 |                 |
| East Boston       | 1                      |               |                                 |                 |
| Fenway            | 1                      |               |                                 |                 |
| Government Center |                        |               |                                 |                 |
| Hyde Park         | 5                      | 1             |                                 |                 |
| Jamaica Plain     | 4                      | 2             |                                 |                 |
| Kenmore           |                        |               |                                 |                 |
| Mattapan          |                        |               |                                 |                 |
| North End         | 1                      | 1             |                                 |                 |
| Roslindale        | 1                      | 1             |                                 |                 |
| Roxbury           | 2                      |               |                                 |                 |
| South Boston      | 6                      | 2             |                                 | 3               |
| South Cove        |                        |               |                                 |                 |
| South End         | 3                      |               |                                 |                 |
| West Roxbury      | 4                      |               |                                 |                 |

Allston/Brighton

Denial Z-10531 451 Cambridge St. Take-out restaurant.

Denial Z-10428 22 Royal St. Two to three family dwelling.

Approval Z-10717 599 Cambridge St. Professional office.

ZON9/BB/110387/1

Deferral Z-10719 389-397 Washington St. Community review.  
Approval Z-10731 50 Hunnewell Ave. Two-story addition.  
Denial Z-10735 27-29 Mansfield St. One to three-family dwelling.  
Deferral Z-10772 98-100 Kenrick St. Review with community.

#### Back Bay

Deferral Z-10773 389 Marlborough St. For neighborhood group policy.  
Denial Z-10741 121 Commonwealth Ave. Storage shed to garage.  
Approval Z-10478 9-11 Harcourt St. 18 apartments, 1 garage, offices.

#### Charlestown

Deferral Z-10519 334 Medford St. Authority Urban Renewal Disposition parcel.  
Approval Z-10694 242 Bunker Hill St. Take-out restaurant.

#### Dorchester

Denial Z-10689 88 Lawrence Ave. Legalize eight apartments.  
Denial Z-10723 48 Crescent Ave. Legalize four-family dwelling.  
Denial Z-10728 31 Spring Garden St. Four to seven apartments.  
Approval Z-10736 52 Stonehurst St. Enclose rear porches.  
Approval Z-10751 10 DeWolf St. Two to three-family dwelling.  
Approval Z-10770 22 Edson St. Two-family dwelling.

#### East Boston

Approval Z-10713 269 Webster St. Porch replacement.

#### Fenway

Approval Z-10730 440 Brookline Ave. Hospital ground level alterations.

#### Hyde Park

Approval Z-10685 111 Highland St. One-family dwelling.  
Denial Z-10740 1102 River St. Three-family dwelling.  
Approval Z-10744 198R Dana Ave. One-family dwelling.



Approval Z-10746 842 Truman Parkway. One-story addition.

Approval Z-10716 32 Davision St. Two-family dwelling.

Approval Z-10726 118 Warren Ave. Family room addition.

#### Jamaica Plain

Approval Z-10662 40R Evergreen St. Accessory garage and workshop addition.

Denial Z-10684 128 Williams St. Studio apartment.

Denial Z-10686 192 Chestnut Ave. Increase off-street parking.

Approval Z-10695 8 Copley St. One to two-family dwelling.

Approval Z-10725 5 Haverford St. Two to three-family dwelling.

Approval Z-10769 50 McBride St. Rear porch addition.

#### North End

Denial Z-10715 334-340 North St. Two stores

Approval Z-10752 50-54 Cooper St. Convert to ten apartments.

#### Roslindale

Denial Z-10737 1580-1582 Centre St. Three-family dwelling.

Approval Z-10747 1452 Centre St. Gas station tank replacement.

#### Roxbury

Approval Z-10493 27 Beech Glen St. Sun deck addition.

Approval Z-10742 1-5 Blue Hill Ave. Existing sub shop restaurant.

#### South Boston

Approval Z-10693 102-102A West Third St. Sun deck addition.

Denial Z-10614 35 Story St. Three to four-family dwelling.

Approval Z-10683 476 East Seventh St. Rear deck addition.

Approval Z-10738 192 West Seventh St. Two-family to three-family dwelling.

Approval Z-10750 10 Pacific St. Legalize four-family dwelling.

Deferral Z-10753 187 E St. Plumbing-heating office.

Denial Z-10756 358 Dorchester St. Two to three-family dwelling.

Approval Z-10768 56-58 H St. Legalize three-family dwelling.

Deferral Z-10718 3 Pacific St. Legalize three-family dwelling; deck additions.

Deferral Z-10732 655-657 East Sixth St. Legalize and subdivide  
Z-10733 two three-family dwellings.

Approval Z-10739 439 West Broadway. Retail store and school.

#### South End

Approval Z-10687 259 West Newton St. Legalize nine apartments.

Approval Z-10729 154 West Concord St. Rear sun room addition.

Approval Z-10749 660 Massachusetts Ave. Legalize six condominiums.

#### West Roxbury

Approval Z-10660 11 Willers St. Rear porch addition.

Approval Z-10724 455 Weld St. Enclose rear porch.

Approval Z-10745 12 Garth Rd. Family room addition.

Approval Z-10755 119 Vermont St. Family room addition.



## BOARD OF APPEAL REFERRALS

NOVEMBER 5, 1987

Hearing

|      |         |          |                                                                                                  |
|------|---------|----------|--------------------------------------------------------------------------------------------------|
| 1.   | Z-10428 |          | Scott Boches<br>22 Royal Street, Allston                                                         |
| 2.   | Z-10493 | 11/10/87 | Carol Ayum<br>27 Beech Glen Street, Roxbury                                                      |
| 3.   | Z-10519 | 11/17/87 | William F. Haley<br>334 Medford Street, Charlestown                                              |
| 4.   | Z-10531 |          | Mark T. K. Lee<br>451 Cambridge Street, Allston                                                  |
| 5.   | Z-10614 |          | Paul J. Rose<br>35 Story Street, South Boston                                                    |
| 6.   | Z-10660 |          | Walter Bavineau<br>11 Willers Street, West Roxbury                                               |
| 7.   | Z-10662 |          | Matthew Mattingly<br>40R Evergreen Street, Jamaica Plain                                         |
| 8.   | Z-10683 | 11/5/87  | Nanette E. Pettigrew & Jeffrey Gordon<br>476 East Seventh Street, South Boston                   |
| *9.  | Z-10684 | 11/5/87  | Ann M. Gilmore<br>128 Willimas Street, Jamaica Plain                                             |
| 10.  | Z-10685 | 11/5/87  | Monique Slade<br>111 Highland Street, Hyde Park                                                  |
| 11.  | Z-10686 | 11/10/87 | Chestnut Mews Associates<br>192 Chestnut Avenue, Jamaica Plain                                   |
| 12.  | Z-10687 | 11/19/87 | Logan Realty Trust<br>Sherman Rogan, Trustee<br>259 West Newton Street, Boston                   |
| *13. | Z-10689 | 11/5/87  | 86-88 Lawrence Avenue Realty Trust<br>Patrick Maguire, Trustee<br>88 Lawrence Avenue, Dorchester |
| 14.  | Z-10693 | 11/5/87  | Michael C. Kelly<br>102-102A West Third Street, South Boston                                     |
| 15.  | Z-10694 | 11/5/87  | Reginald Wong<br>242 Bunker Hill Street, Charlestown                                             |
| 16.  | Z-10695 | 11/5/87  | Armando Barbosa<br>8 Copley Street, Roxbury                                                      |

\*not included in original submission

## BOARD OF APPEAL REFERRALS

NOVEMBER 5, 1987

Hearing

|      |               |          |                                                                            |
|------|---------------|----------|----------------------------------------------------------------------------|
| 17.  | Z-10713       | 11/17/87 | Harry A. Brate<br>269 Webster Street, East Boston                          |
| 18.  | Z-10715       | 11/5/87  | James J. Mooney<br>334-340 North Street, Boston                            |
| 19.  | Z-10716       | 11/5/87  | Ann Pemberton<br>32 Davison Street, Hyde Park                              |
| 20.  | Z-10717       | 11/5/87  | Doraswamy Saroja Moorthi & Appu K. Pillai<br>599 Cambridge Street, Allston |
| 21.  | Z-10718       | 11/5/87  | Pauline Benvissuto<br>3 Pacific Street, South Boston                       |
| 22.  | Z-10719       | 11/5/87  | Daniel Handalian<br>389-397 Washington Street, Brighton                    |
| 23.  | Z-10723       | 11/5/87  | Thomas Baker<br>48 Crescent Avenue, Dorchester                             |
| 24.  | Z-10724       | 11/10/87 | Michael Ginzburg<br>455 Weld Street, West Roxbury                          |
| 25.  | Z-10725       | 11/10/87 | Joseph A. Rodriguez<br>5 Haverford Street, Jamaica Plain                   |
| 26.  | Z-10726       | 11/10/87 | Mark Elliott<br>118 Warren Avenue, Hyde Park                               |
| 27.  | Z-10728       | 11/10/87 | Francis X. McGonagle<br>31 Spring Garden Street, Dorchester                |
| 28.  | Z-10729       | 11/10/87 | Simon Lawson Tempest<br>154 West Concord Street, Boston                    |
| 29.  | Z-10730       | 11/10/87 | Dana-Farber Cancer Institute<br>440 Brookline Avenue, Boston               |
| 30.  | Z-10731       | 11/10/87 | Richard Philip Tice<br>50 Hunnewell Avenue, Brighton                       |
| *31. | Z-10732-10733 | 11/10/87 | Frank L. Luongo<br>.655-657 East Sixth Street, South Boston                |
| 32.  | Z-10735       | 11/10/87 | Barbara Lamb<br>27-29 Mansfield Street, Brighton                           |
| 33.  | Z-10736       | 11/10/87 | Manuel I. Silveira<br>52 Stonehurst Street, Dorchester                     |

\*not included in original submission



## BOARD OF APPEAL REFERRALS

NOVEMBER 5, 1987

Hearing

|                   |         |          |                                                                                |
|-------------------|---------|----------|--------------------------------------------------------------------------------|
| 34.               | Z-10737 | 11/10/87 | Patrick J. Cunniffe<br>1580-1582 Centre Street, Roslindale                     |
| 35.               | Z-10738 | 11/17/87 | Bessie Melas<br>192 West Seventh Street, South Boston                          |
| *36.              | Z-10739 | 11/17/87 | Thomas A. McDonough, Jr.<br>439 West Broadway, South Boston                    |
| 37.               | Z-10740 | 11/17/87 | Edward D. Marando<br>1102 River Street, Hyde Park                              |
| 38.               | Z-10741 | 11/17/87 | John & Mary C. DeMusis<br>121 Commonwealth Avenue, Boston                      |
| 39.               | Z-10742 | 11/17/87 | Winnifred A. Frazer<br>1-5 Blue Hill Avenue, Roxbury                           |
| *40.              | Z-10743 |          |                                                                                |
| HEARING POSTPONED |         |          |                                                                                |
| 41.               | Z-10744 | 11/17/87 | Fiorentina Ferrara<br>198R Dana Avenue, Hyde Park                              |
| 42.               | Z-10745 | 11/17/87 | Guillermo Eduardo Alvarez<br>12 Garth Road, West Roxbury                       |
| 43.               | Z-10746 | 11/17/87 | Gerard Keyes<br>842 Truman Parkway, Hyde Park                                  |
| 44.               | Z-10747 |          | Accurate Radiator Services, Inc.<br>1452 Centre Street, Roslindale             |
| 45.               | Z-10749 |          | 660 Massachusetts Avenue Condominium Trust<br>660 Massachusetts Avenue, Boston |
| 46.               | Z-10750 |          | Mark Scarlett<br>10 Pacific Street, South Boston                               |
| 47.               | Z-10751 | 11/17/87 | James E. Rollins<br>10 DeWolf Street, Dorchester                               |
| 48.               | Z-10752 | 11/19/87 | Basilio Pagliuca<br>50-54 Cooper Street, Boston                                |
| 49.               | Z-10753 |          | C & M Realty Trust<br>William Morton, Trustee<br>187 E Street, South Boston    |
| 50.               | Z-10755 |          | John A. Martel<br>119 Vermont Street, West Roxbury                             |

\*not included in original submission

Hearing

|      |         |          |                                                           |
|------|---------|----------|-----------------------------------------------------------|
| 51.  | Z-10756 |          | Henry W. Lewis<br>358 Dorchester Street, South Boston     |
| 52.  | Z-10768 |          | Mary McLeod Crush<br>56-58 H Street, South Boston         |
| 53.  | Z-10769 |          | James Costello<br>50 McBride Street, Jamaica Plain        |
| 54.  | Z-10770 |          | Marcelo Salvatierra<br>22 Edson Street, Dorchester        |
| 55.  | Z-10772 |          | Nick Darides<br>98-100 Kenrick Street, Brighton           |
| 56.  | Z-10773 | 11/19/87 | 398 Marlborough Trust<br>398 Marlborough Street, Boston   |
| 57.  | Z-10478 | 11/10/87 | Mario Nicosia (Purchaser)<br>9-11 Harcourt Street, Boston |
| 58.  | Z-10873 | 11/19/87 | Edwin Baxter<br>20 Oakview Terrace<br>Jamaica Plain       |
| *59. | Z-10776 | 11/19/87 | Paul Amate<br>37 Forbes Street, Jamaica Plain             |



11/5/87

Hearing:

Z-10428  
Scott Boches  
22 Royal Street  
Allston

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-10428, Scott Boches, 22 Royal Street, Allston, for three variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposal is inconsistent with residential character of the street which is primarily two family. Lack of off-street parking is a constant source of irritation in the Allston-Brighton neighborhoods.





2-10428

22 ROYAL ST

ALLSTON



Board of Appeal Referrals

11/5/87

Hearing: 11/10/87 Z-10493  
Carol Ayum  
27 Beech Glen Street  
Roxbury

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect sundeck addition to three-family dwelling.

Violation(s): Insufficient side yard.

Interim Planning Overlay District.

VOTED: In reference to petition Z-10493, Carol Ayum, 27 Beech Glen Street, Roxbury, for variance to erect sundeck addition to three-family dwelling in an interim planning overlay district residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposal is not contrary to planning objectives of the Interim Planning Overlay District.





Z-10493

27 BEECH GLEN ST

ROXBURY



Board of Appeal Referrals

11/5/87

Hearing: 11/17/87 Z-10519  
William F. Haley  
334 Medford Street  
Charlestown

Site: 1,980 Square feet of vacant land

District(s): Apartment (H-1)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, front, and rear yards.

VOTED: In reference to petition Z-10519, William F. Haley, 334 Medford Street, Charlestown, for three variances to erect one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral until appellant consults the Authority with respect to Land Disposition Agreement. This was an Authority disposition parcel in an urban renewal area.





2-10519

334 MEDFORD ST CHARLESTOWN



Hearing:

Z-10531  
Mark T. K. Lee  
451 Cambridge Street  
Allston

Site: Three-story structure

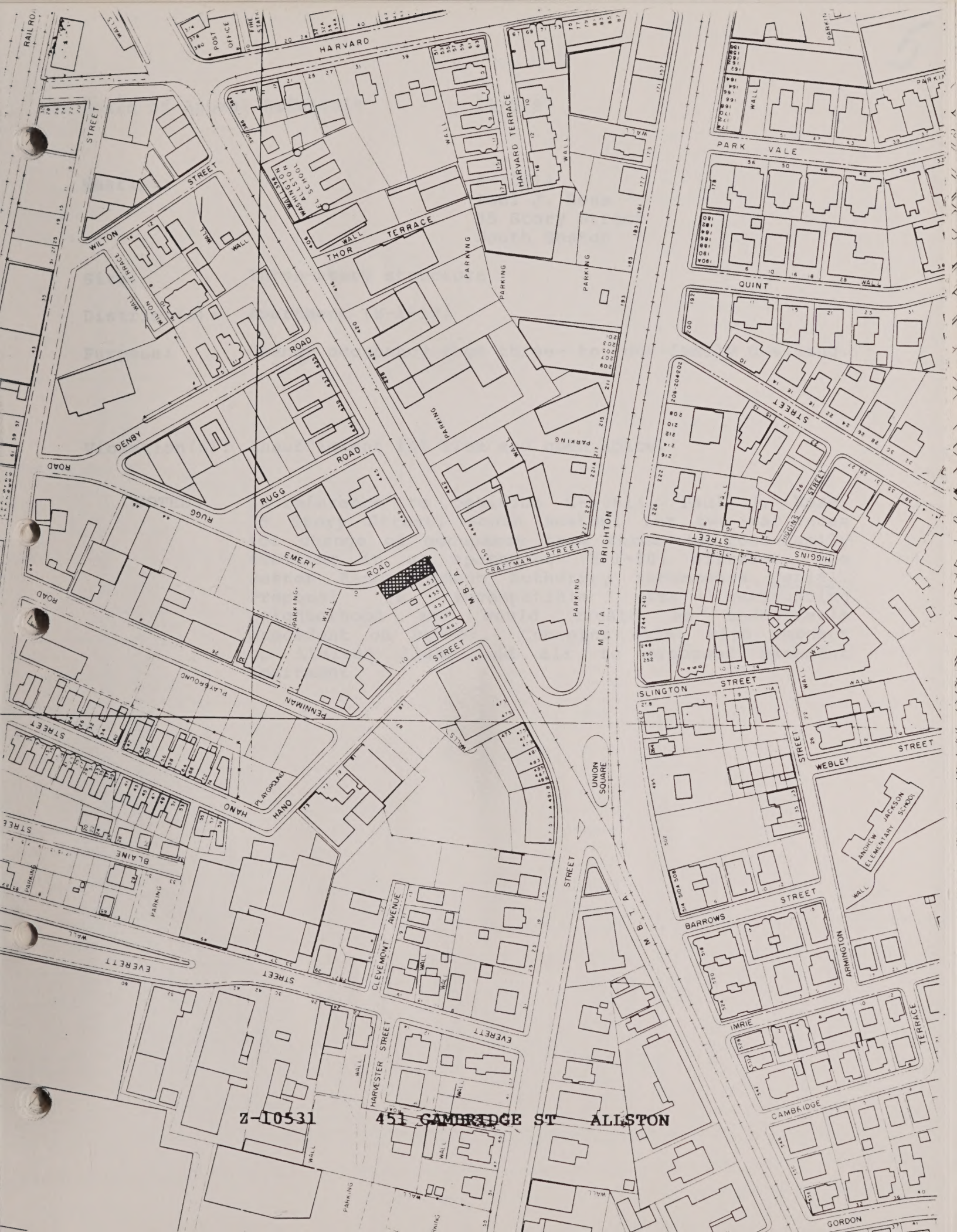
District(s): General business (B-1)

Purpose: Change occupancy from three apartments and office to same and take-out and catering.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-10531, Mark T. K. Lee, 451 Cambridge Street, Allston, for conditional use for change of occupancy from three apartments and office to same and take-out and catering in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. There is an enormous amount of traffic coming into the Union Square area on Cambridge Street and parking on this street would be extremely hazardous; also no space for customer parking exists on the site. The building is a dilapidated wood frame structure in poor repair which currently houses residential units. The building is not one that would be adequate for a take-out restaurant. The PZAC is strongly opposed to this application. Residential units are vital and needed in the City.





Z-10531

451 CAMBRIDGE ST ALLSTON



Hearing:

Z-10614  
Paul J. Rose  
35 Story Street  
South Boston

Site: Three-story structure

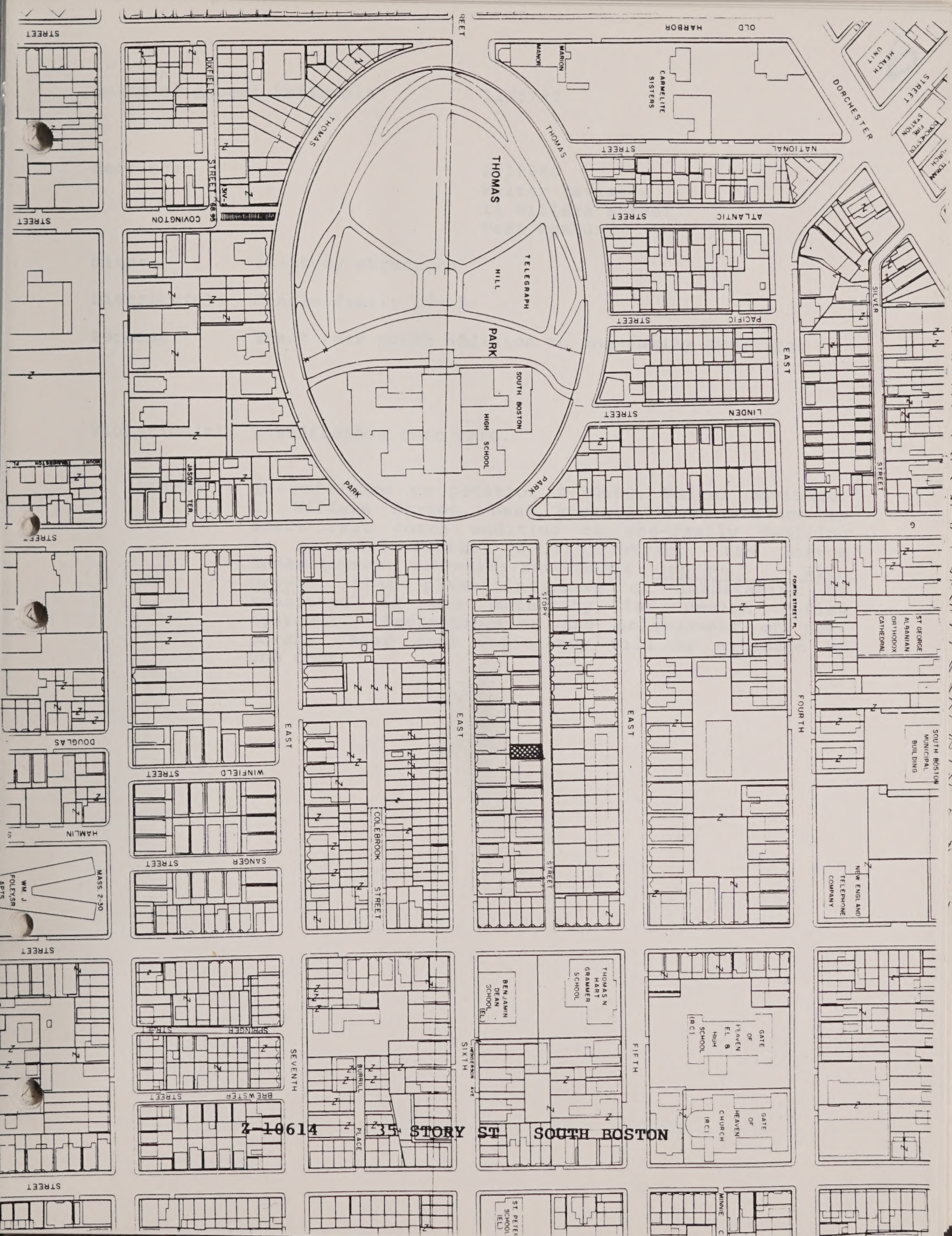
District(s): Apartment (H-1-50)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10614, Paul J. Rose, 35 Story Street, South Boston, for two variances for change of occupancy from three- to four-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Proposal is incompatible with surrounding neighborhood and would create an undesirable precedent on street. Concerns exist with respect to limited light and air to proposed basement apartment.







11/5/87

6

Hearing:

Z-10660  
Walter Bavineau  
11 Willers Street  
West Roxbury

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect rear porch addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10660, Walter Bavineau, 11 Willers Street, West Roxbury, for variance to erect rear porch addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping be submitted to the Authority for design review approval. Reconstruction and enlargement of rear porch. Rear yard deficiency will be extended by one foot.





Z-10660

11 WILLERS ST

WEST ROXBURY



Hearing:

Z-10662  
Matthew Mattingly  
40R Evergreen Street  
Jamaica Plain

Site: One-story structure

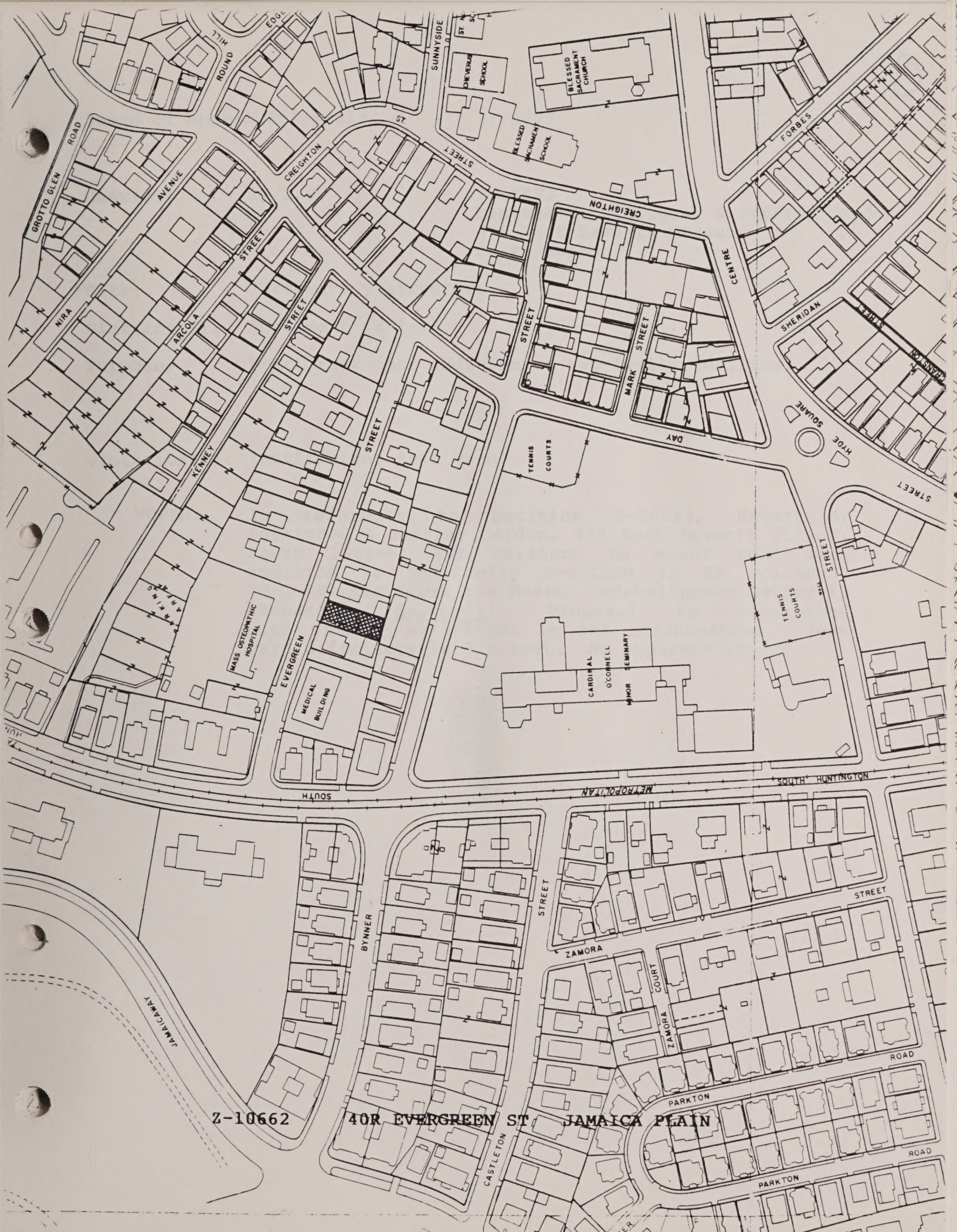
District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from accessory garage to same  
and workshop; erect addition.

Violation(s): Artist's studio is forbidden use.

VOTED: In reference to petition Z-10662, Matthew Mattingly,  
40R Evergreen Street, Jamaica Plain, for forbidden  
use for change of occupancy from accessory garage  
to same and workshop in a residential (R-.8)  
district, the Boston Redevelopment Authority  
recommends approval with proviso that plans be  
submitted to the Authority for design review  
approval. Addition will provide space for  
appellant's artist studio.





Z-10662

40R EVERGREEN ST JAMAICA PLAIN



Board of Appeal Referrals

11/5/87

Hearing: 11/5/87 Z-10683  
Nanette E. Pettigrew & Jeffrey Gordon  
476 East Seventh Street  
South Boston

Site: Three-story structure

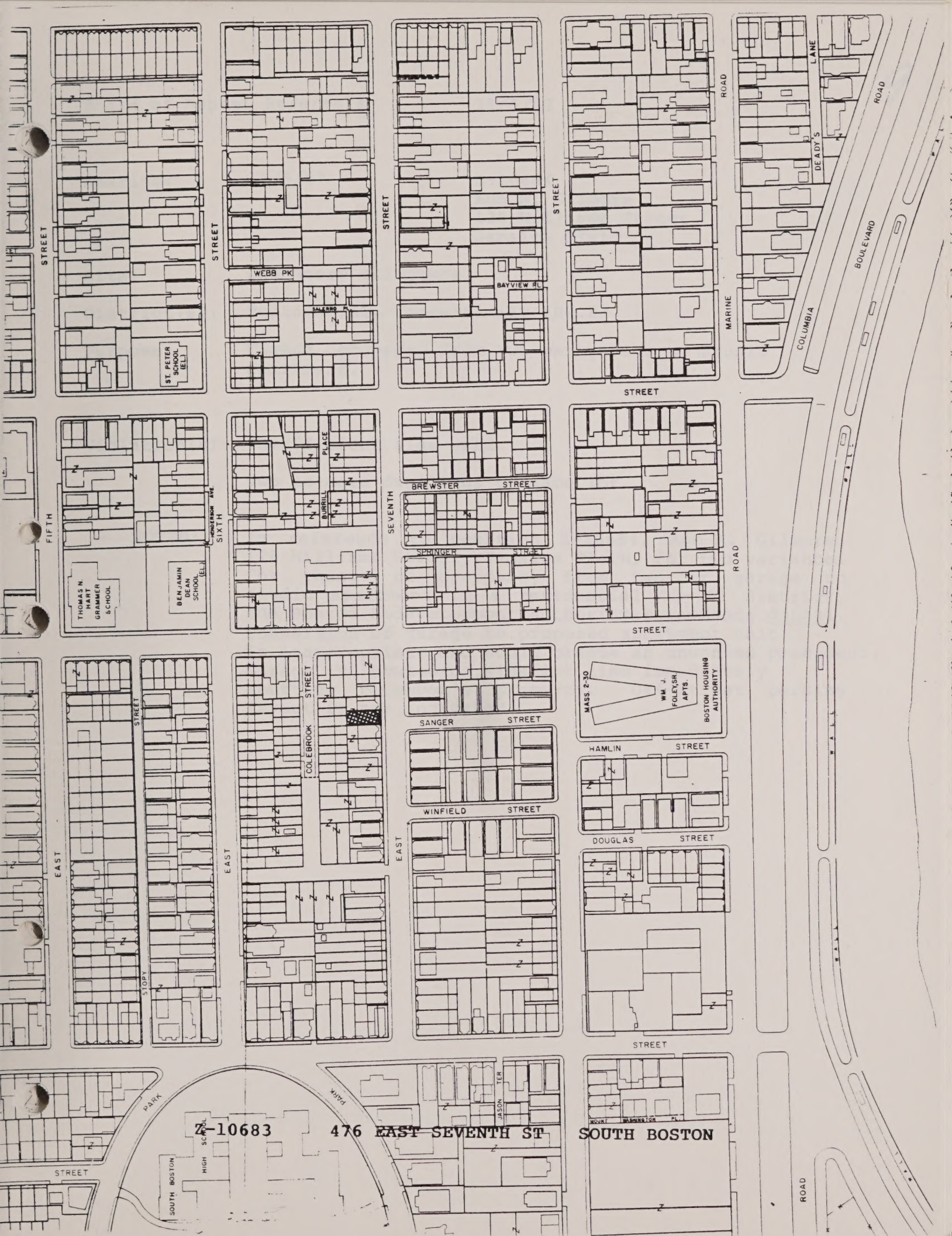
District(s): Apartment (H-1-50)

Purpose: Erect rear deck addition to two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10683, Nanette E. Pettigrew & Jeffrey Gordon, 476 East Seventh Street, South Boston, for variance to erect rear deck addition to two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Proposal is consistent with similar structures in the neighborhood. Rear yard deficiency is 3.5 feet. No apparent impact.





FIFTH

SIXTH

SEVENTH

EAST

ST PETER SCHOOL (ELL)

THOMAS N. HART GRAMMAR SCHOOL

BENJAMIN DEAN SCHOOL (ELL)

WEBB PK

BAYVIEW BL

BURRILL PLACE

COLEBROOK STREET

BREWSTER STREET

SPRINGER STREET

SANGER STREET

WINFIELD STREET

MASS 2-30

WM J FOLEY SR APTS.

BOSTON HOUSING AUTHORITY

HAMLIN STREET

DOUGLAS STREET

MONTE WASHINGTON PL

2-10683

476 EAST SEVENTH ST

SOUTH BOSTON



Board of Appeal Referrals

11/5/87

9

Hearing: 11/5/87

Z-10684  
Ann M. Gilmore  
128 Williams Street  
Jamaica Plain

Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two-car garage to studio apartment.

Violation(s): Insufficient side yard.

Two or more dwellings on same lot.

VOTED: In reference to petition Z-10684, Ann M. Gilmore, 128 Williams Street, Jamaica Plain, for two variances for change of occupancy from two-car garage to studio apartment in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Conversion of garage to proposed apartment unit is inappropriate and would create an unwanted precedent. Garage is located on side lot line immediately abutting neighbor's property. Off-street parking layout is not indicated.





NEW ENGL  
SINAI  
HOSPITAL

ARBORWAY

TERMINAL

M. T. A.  
OFFICE BUILDING

PARKING

PARKING

CITY OF  
P.W.D.

BOSTON  
GARAGE

FRANKLIN

BRIDGE

HILLS

ENTRANCE

DRIVE

FOREST

PARK

MORTON

STREET

JAMES B. SHEA  
CIRCLE

COVENANT  
CONGREGATIONAL  
CHURCH

OLEARY  
WAY

DUNNING  
WAY

CATENACCHIO  
WAY

FOREST

MOR 8-10684

128 WILLIAMS ST JAMAICA PLAIN

PARKING

PARKING

AVENUE



Hearing: 11/5/87 Z-10685  
Monique Slade  
111 Highland Street  
Hyde Park

Site: 16,660 Square feet of land

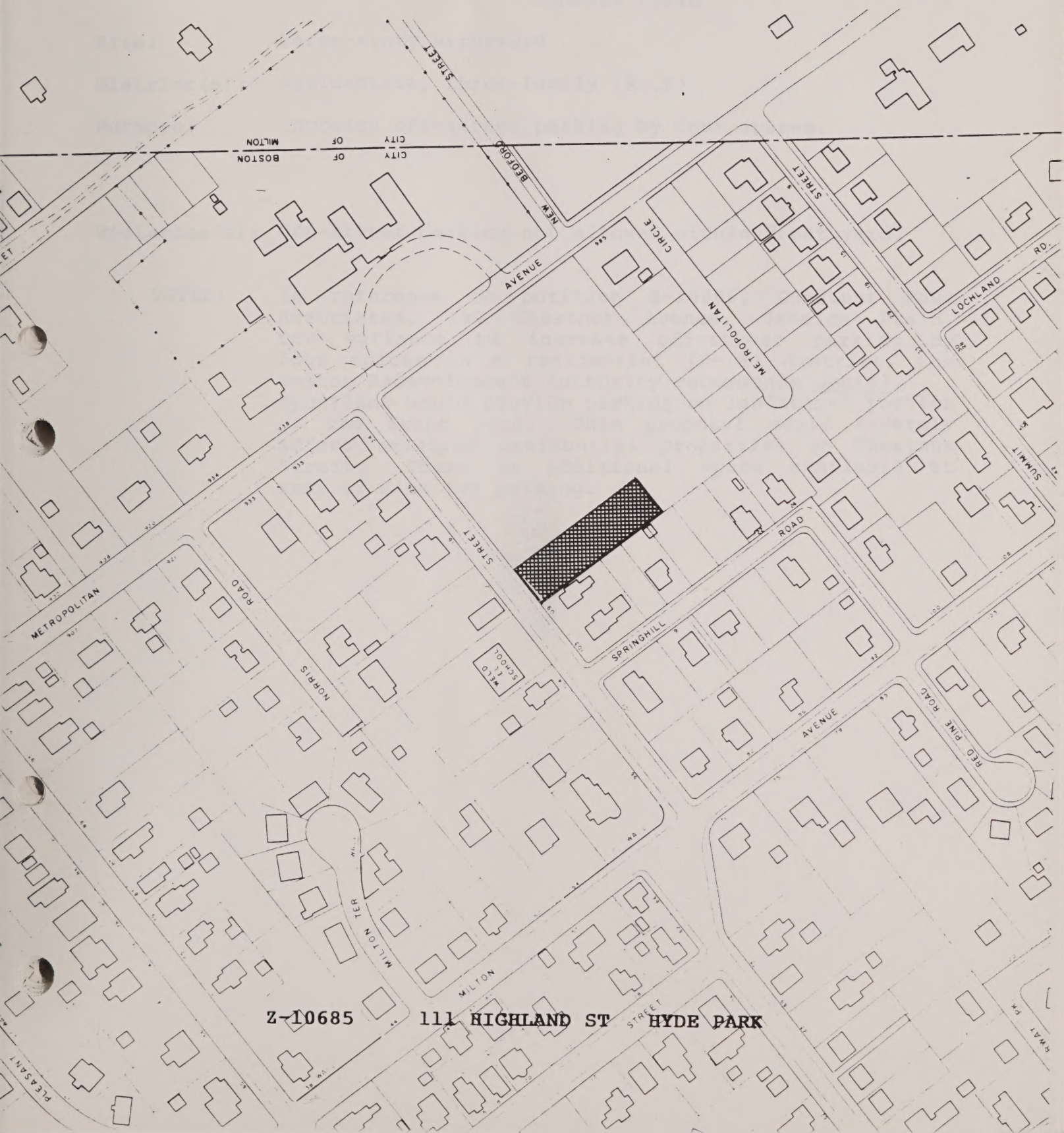
District(s): Single-family (S-.3)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot width.

VOTED: In reference to petition Z-10685, Monique Slade, 111 Highland Street, Hyde Park, for variance to erect one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Minimal lot width deficiency of two feet will not impact predominantly single-family neighborhood.





Z-10685

111 HIGHLAND ST HYDE PARK



Hearing: 11/10/87 Z-10686  
Chestnut Mews Associates  
192 Chestnut Avenue  
Jamaica Plain

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Increase off-street parking by four spaces.

Violation(s): Off-street parking not allowed within front yard.

VOTED: In reference to petition Z-10686, Chestnut Mews Associates, 192 Chestnut Avenue, Jamaica Plain, for variance to increase off-street parking by four spaces in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Appellant would provide parking on landscaped portion of the front yard. This proposal would severely affect existing residential properties on Chestnut Street. There is additional space available at rear of site for parking.





Z-10686

192 CHESTNUT AVE

JAMAICA PLAIN



Board of Appeal Referrals

11/5/87

Hearing: 11/19/87 Z-10687  
Sherman Rogan, Trustee  
259 West Newton Street  
Boston

Site: Three-story structure

District(s): Apartment (H-2)

Purpose: Legalize occupancy as nine apartments.

Violation(s): Insufficient open space and off-street parking.

VOTED: In reference to petition Z-10687, Sherman Rogan, Trustee, 259 West Newton Street, Boston, for two variances to legalize occupancy from nine apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that petitioner purchase or lease space to provide required off-street parking. Nine-unit occupancy apparently existing for nine or ten years.







Hearing: 11/5/87 Z-10689  
Patrick Maguire, Trustee  
88 Lawrence Avenue  
Dorchester

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as eight apartments.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-10689, Patrick Maguire, Trustee, 88 Lawrence Avenue, Dorchester, for four variances to legalize occupancy for eight apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. No record of legal occupancy. This remaining half of a duplex structure formerly occupied by three families would be converted to eight units, two of which would be in the basement. This proposal is inappropriate, excessive and contrary to the predominantly three-family nature of Lawrence Avenue. Also, it is an unwanted precedent.





Z-10689

88 LAWRENCE AVE

DORCHESTER



Hearing: 11/5/87 Z-10693  
Michael C. Kelly  
102-102A West Third Street  
South Boston

Site: Three-story structure

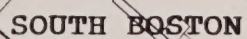
District(s): Apartment (H-1-50)

Purpose: Erect sundeck addition to two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10693, Michael C. Kelly, 102-102A West Third Street, South Boston, for variance to erect sundeck addition to two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Existing condition. No significant impact on neighboring properties. Two abutters have expressed support.







Board of Appeal Referrals

11/5/87

Hearing: 11/5/87 Z-10694  
Reginald Wong  
242 Bunker Hill Street  
Charlestown

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from dry cleaning store and laundry  
to Chinese food take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-10694, Reginald Wong, 242 Bunker Hill Street, Charlestown, for conditional use for change of occupancy from dry cleaning store and laundry to take-out restaurant in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be reviewed by Neighborhood Council; that any odors be effectively confined to the site and away from residential properties. Busy, heavily-trafficked mixed residential-local business street.





2-10694

242 BUNKER HILL ST

CHARLESTOWN



Board of Appeal Referrals

11/5/87

Hearing: 11/5/87 Z-10695  
Armando Barbosa  
8 Copley Street  
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is conditonal use.

Insufficient lot area.

VOTED: In reference to petition Z-10695, Armando Barbosa, 8 Copley Street, Jamaica Plain, for conditional use and variance for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposal is compatible with residential uses in neighborhood. However, exterior iron fire escape detracts from the appearance of the frame structure. Alternate means of egress should be considered. Five abutters by petition have expressed support.





2-10695

8 COPLEY ST ROXBURY



Board of Appeal Referrals

11/5/87

Hearing: 11/17/87

Z-10713  
Harry A. Brate  
269 Webster Street  
East Boston

Site: Three-story structure

District(s): Apartment (H-1-40)

Purpose: Erect two rear porch additions to four-unit apartment structure; erect one-story rear addition.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10713, Harry A. Brate, 269 Webster Street, East Boston, for variance to erect two rear porch additions to four-unit apartment structure and erect one-story rear addition in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Porch replacement will eliminate interior water damages problem and addition will provide needed living space.





Z-10713

269 WEBSTER ST

EAST BOSTON



Board of Appeal Referrals

11/5/87

18

Hearing: 11/5/87 Z-10715  
James J. Mooney  
334-340 North Street  
Boston

Site: Five-story structure

District(s): Apartment (H-3-65)

Purpose: Change occupancy from 20 apartments to same and  
two stores.

Violation(s): Sotre is forbidden use.

vOTED: In reference to petition Z-10715, James J. Mooney,  
334-340 North Street, Boston, for forbidden use  
for change of occupancy from 20 apartments to same  
and two stores in an apartment (H-3-65) district,  
the Boston Redevelopment Authority recommends denial.  
Proposal is inconsistent with predominantly  
residential neighborhood.





10715 334-340 NORTH ST BOSTON



Hearing: 11/5/87 Z-10716  
Ann Pemberton  
32 Davison Street  
Hyde Park

Site: Vacant land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area and side yard.

VOTED: In reference to petition Z-10716, Ann Pemberton, 32 Davison Street, Hyde Park, for two variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior treatment and landscaping be submitted to the Authority for design review approval. Mixed one-, two-, and three-family residential neighborhood.





2-10716

32 DAVISON ST

HYDE PARK



Board of Appeal Referrals

11/5/87

Hearing: 11/5/87 Z-10717  
Doraswamy Saroja Moorthi &  
Appu K. Pillai  
599 Cambridge Street  
Allston

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from two-family to same and professional office.

Violation(s): Professional office is forbidden use.

VOTED: In reference to petition Z-10717, Doraswamy Saroja Moorthi & Appu K. Pillai, 599 Cambridge Street, Allston, for forbidden use for change of occupancy from two-family dwelling to same and professional office in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping and off-street parking be submitted to the Authority for design review approval. Medical office is compatible with mixed residential-commercial Cambridge Street.





Z-10717

599 CAMBRIDGE ST

ALLSTON



Board of Appeal Referrals

11/5/87

Hearing: 11/5/87

Z-10718  
Pauline Benvissuto  
3 Pacific Street  
South Boston

Site: Three-story structure

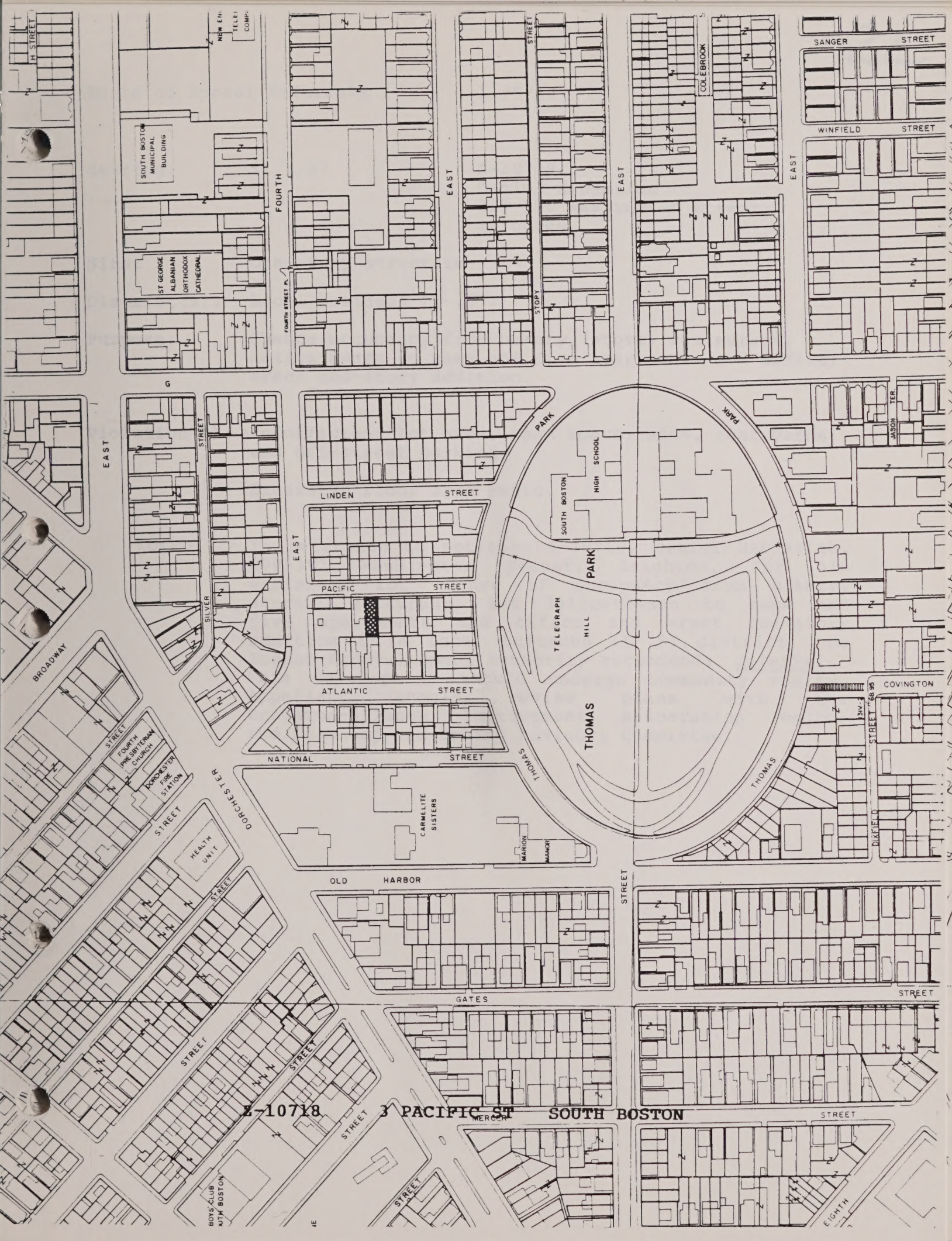
District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as three-family dwelling; erect roof and second-floor deck additions.

Violation(s): Insufficient lot area, open space, and rear yard.

VOTED: In reference to petition Z-10718, Pauline Benvissuto, 3 Pacific Street, South Boston, for three variances to legalize occupancy for three-family dwelling and erect roof and second-floor deck additions in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral until appellant reviews deck plans with the Authority. No record of legal occupancy. Three-family dwelling is compatible with residential district.





SOUTH BOSTON  
MUNICIPAL  
BUILDING

ST GEORGE  
ALBANIAN  
ORTHODOX  
CATHEDRAL

SOUTH BOSTON  
HIGH SCHOOL

TELEGRAPH  
HILL  
PARK

THOMAS

3 PACIFIC ST SOUTH BOSTON

E-10718

SOUTH BOSTON  
MUNICIPAL  
BUILDING

ST GEORGE  
ALBANIAN  
ORTHODOX  
CATHEDRAL

SOUTH BOSTON  
HIGH SCHOOL

TELEGRAPH  
HILL  
PARK

THOMAS

3 PACIFIC ST SOUTH BOSTON

E-10718



## Board of Appeal Referrals

11/5/87

Hearing: 11/5/87 Z-10719  
Daniel Handalian  
389-397 Washington Street  
Brighton

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from bakery, store, restaurant, delicatessen to same and five apartments and office; erect one-story addition.

Violation(s): Insufficient lot area, open space, side, rear yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-10719, Daniel Handalian, 389-397 Washington Street, Brighton, for six variances for change of occupancy from bakery, store, restaurant, and delicatessen to same and five apartments and office and erect one-story addition in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral. This development should undergo community review. Appellant should review plans with the Brighton-Allston Improvement Association and/or the Planning and Zoning Advisory Committee.





7-10719

389-397 WASHINGTON ST BRIGHTON



Board of Appeal Referrals

11/5/87

Hearing: 11/5/87 Z-10723  
Thomas Baker  
48 Crescent Avenue  
Dorchester

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as four-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10723, Thomas Baker, 48 Crescent Avenue, Dorchester, for two variances to legalize occupancy as four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Proposal is excessive in an already congested neighborhood and would set a negative precedent. Appellant has not demonstrated evidence to justify granting of the variances.





DORCHESTER

Z-10723

48 CRESCENT AVE

DORCHESTER

THE SOUTHEAST EXPRESSWAY

PARKING



## Board of Appeal Referrals

11/5/87

Hearing: 11/10/87 Z-10724  
Michael Ginzburg  
455 Weld Street  
West Roxbury

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Enclose rear porch of one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10724, Michael Ginzburg, 455 Weld Street, West Roxbury, for one variance to enclose rear porch of one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping be submitted to the Authority for design review approval. Enclosure of rear porch. Adequate rear yard existing.





THOMAS J. HYNES FIELD

COURTNEY

BANGOR

ROAD

EDGEBROOK

ROAD

RUSSETT

WELD

PATRICK J. LYONS

ELEMENTARY SCHOOL

THEODORE PARKER

RUSSETT

THEODORE PARKER

BURWELL

HALFORD

Z-10724

455 WELD ST

WEST ROXBURY



Board of Appeal Referrals

11/5/87

Hearing: 11/10/87

Z-10725

Joseph A. Rodriguez  
5 Haverford Street  
Jamaica Plain

Site: 3½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10725, Joseph A. Rodriguez, 5 Haverford Street, Jamaica Plain, for two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Three-family dwelling apparently existing for many years. Compatible with residential neighborhood.





2-10725

5 HAVERFORD ST

JAMAICA PLAIN



Board of Appeal Referrals

11/5/87

Hearing: 11/10/87

Z-10726  
Mark Elliott  
118 Warren Avenue  
Hyde Park

Site: 1½-Story structure

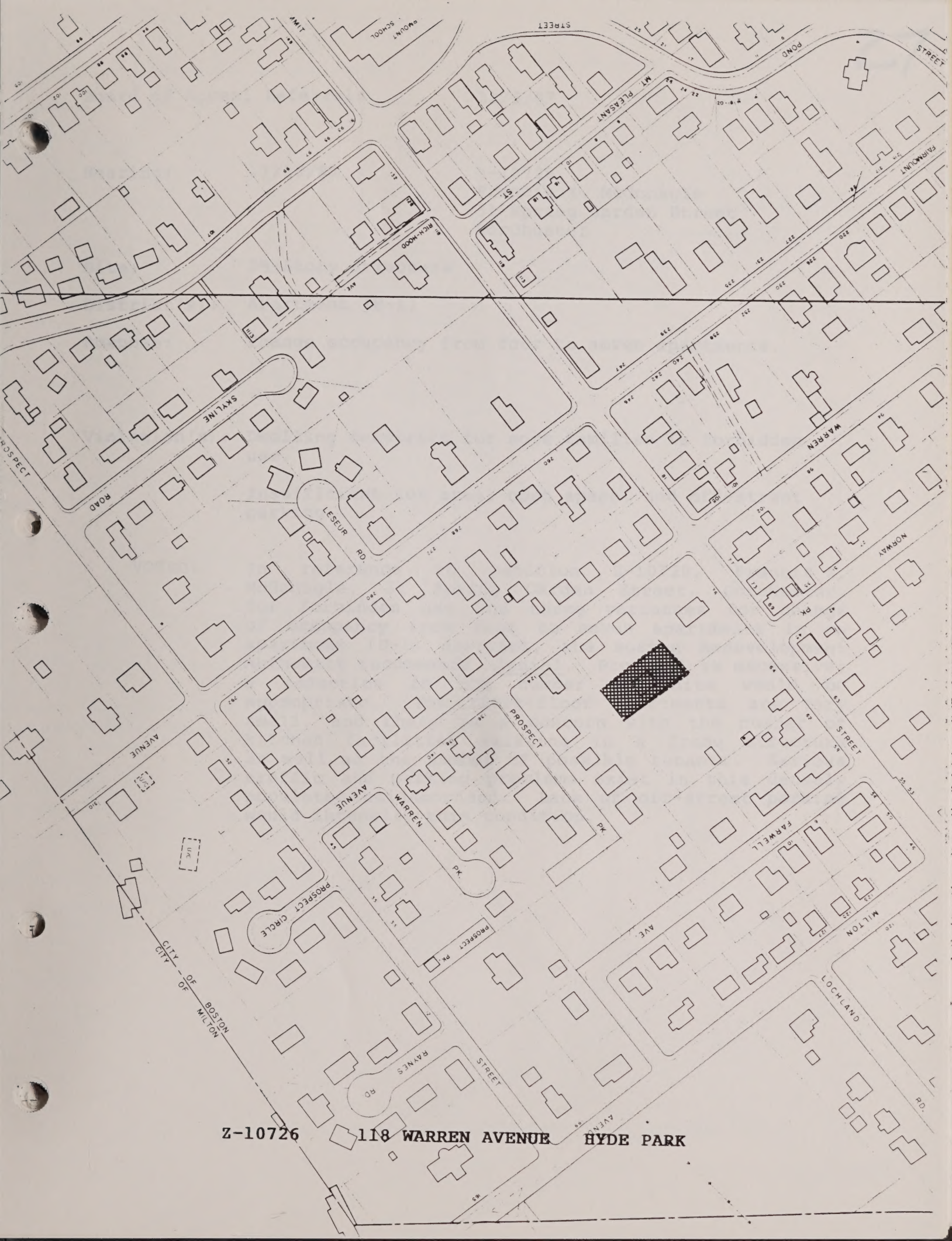
District(s): Single-family (S-.3)

Purpose: Erect one-story side addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10726, Mark Elliott, 118 Warren Avenue, Hyde Park, for variance to erect one-story side addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Structure is set back 96 feet from street line. Family room 16' x 12' addition will not increase rear yard deficiency.





Z-10726

118 WARREN AVENUE

HYDE PARK



Board of Appeal Referrals

11/5/87

Hearing: 11/10/87 Z-10728  
Francis X. McGonagle  
31 Spring Garden Street  
Dorchester

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from four to seven apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-10728, Francis X. McGonagle, 31 Spring Garden Street, Dorchester, for forbidden use and three variances for change of occupancy from four to seven apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Proposal is excessive; a reduction in the number of units would be appropriate. The first-floor apartments are very small, and there is a concern with the number of kitchen facilities existing in a frame structure as well as the number of possible tenants. Serious traffic and parking problems exist in this densely populated neighborhood. Lack of off-street parking would intensify this condition.





DORCHESTER

ROBERT F. RYAN  
PLAYGROUND

GRANT

STREET

RAVEN

STREET

NEWPORT

STREET

SPRING

GARDEN

STREET

SYDNEY

STREET

METROPOLITAN

TRANSIT

COLONY

OLD

THE SOUTHEAST EXPRESSWAY

ALSO KNOWN AS

PARKING

PARKING

PARKING

PARKING

Z-10728

31 SPRING GARDEN ST

DORCHESTER



Board of Appeal Referrals

11/5/87

Hearing: 11/10/87

Z-10729  
Simon Tempest  
154 West Concord Street  
Boston

Site: 3½-Story structure

District(s): Apartment (H-2)

Purpose: Erect one-story rear addition to seven-unit apartment structure.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-10729, Simon Tempest, 154 West Concord Street, Boston, for variance to erect one-story addition to seven-unit apartment structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that petitioner review plans with West Concord Neighborhood Association. Sunroom will be constructed at rear of structure.





Z-10729

154 WEST CONCORD ST BOSTON



Board of Appeal Referrals

11/5/87

Hearing: 11/10/87 Z-10730  
Dana Farber Cancer Institute  
440 Brookline Avenue  
Boston

Site: 18-Story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from hospital and research center, bank, retail, accessory clinic and professional offices, scientific research and teaching facilities, animal laboratory use, office, post office, accessory library to same and day care center, lunch room, restaurant, cafeteria, service establishments; erect two-story addition.

Violation(s): Service establishments, stores, lunch room, restaurant, cafeteria, agency offices are forbidden uses.

Hospital, day care center, professional offices are conditional uses.

Excessive floor area ratio.

VOTED: In reference to petition Z-10730, Dana Farber Cancer Institute, 440 Brookline Avenue, Boston, for five forbidden uses, three conditional uses, and variance for change of occupancy from hospital and research center, bank, retail, accessory clinic and professional offices, scientific research and teaching facilities, animal laboratory use, office, post office, accessory library to same and day care center, lunch room, restaurant, cafeteria, serve establishments; erect two-story addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal will allow expansion of ground-level clinic space and relocation and expansion of tax paying ground-level retail space.







Board of Appeal Referrals

11/5/87

Hearing: 11/10/87 Z-10731  
Richard P. Tice  
50 Hunnewell Avenue  
Brighton

Site: 1½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect two-story addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-10731, Richard P. Tice, 50 Hunnewell Avenue, Brighton, for two variances to erect two-story addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping be submitted to the Authority for design review approval. Rear addition will provide necessary space for growing family.





2-10731 50 HUNNEWELL AVE BRIGHTON



31

Board of Appeal Referrals

11/5/87

Hearing: 11/10/87 Z-10732-10733  
Frank L. Luongo  
655-657 East Sixth Street  
South Boston

Site: Three-story duplex structure

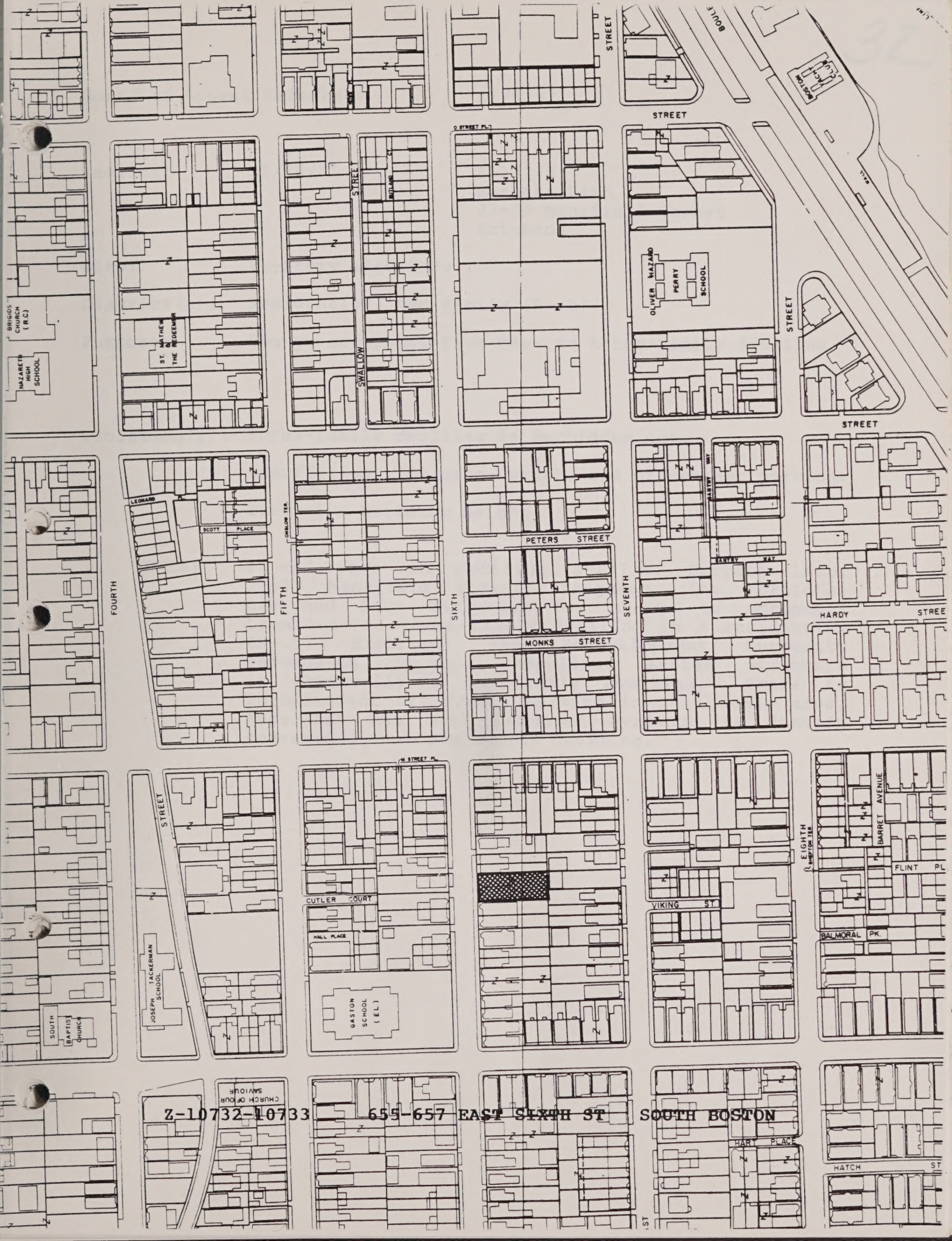
District(s): Apartment (H-1-50)

Purpose: Legalize occupancy and subdivide as two three-family dwellings.

Violation(s): Insufficient lot area, width, and off-street parking.

VOTED: In reference to petitions Z-10732-10733, Frank L. Luongo, 655-657 East Sixth Street, South Boston, for six variances to legalize occupancy and subdivide as two three-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral until such time that the appellant submits plans to the Authority for review.





Z-10732-10733

655-657 EAST SIXTH ST

SOUTH BOSTON



Board of Appeal Referrals

11/5/87

Hearing: 11/10/87 Z-10735  
Barbara Lamb  
27-29 Mansfield Street  
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, and off-street parking.

Excessive building height.

VOTED: In reference to petition Z-10735, Barbara Lamb, 27-29 Mansfield Street, Brighton, for forbidden use and four variances for change of occupancy from one- to three-family dwelling in a residential (R-.5) district, the Redevelopment Authority recommends denial. Appellant states structure is physically a two-family dwelling. There is insufficient off-street parking in this dense area. Appellant has not presented evidence to justify conversion to three-family dwelling.





2-10735

27-29 MANSFIELD ST

BRIGHTON



Board of Appeal Referrals

11/5/87

Hearing: 11/10/87 Z-10736  
Manuel I. Silveria  
52 Stonehurst Street  
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect two-story rear addition to three-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-10736, Manuel I. Silveria, 52 Stonehurst Street, Dorchester, for two variances to erect two-story addition to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Enclosure of second- and third-floor rear porches. Yard deficiencies will not be increased.



Board of Appeal Referrals

11/5/87

Hearing: 11/10/87

Z-10737  
Patrick J. Cunniffe  
1580-1582 Centre Street  
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage, open space,  
and off-street parking maneuvering.

Excessive building height.

VOTED: In reference to petition Z-10737, Patrick J. Cunniffe, 1580-1582 Centre Street, Roslindale, for forbidden use and six variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Two-family dwellings predominate this section of Centre Street. Proposed conversion is inappropriate and would create an unwanted precedent.





2-10737

1580-1582 CENTRE ST

ROSLINDALE



Board of Appeal Referrals

11/5/87

Hearing: 11/17/87 Z-10738  
Bessie Melas  
192 West Seventh Street  
South Boston

Site: Three-story structure

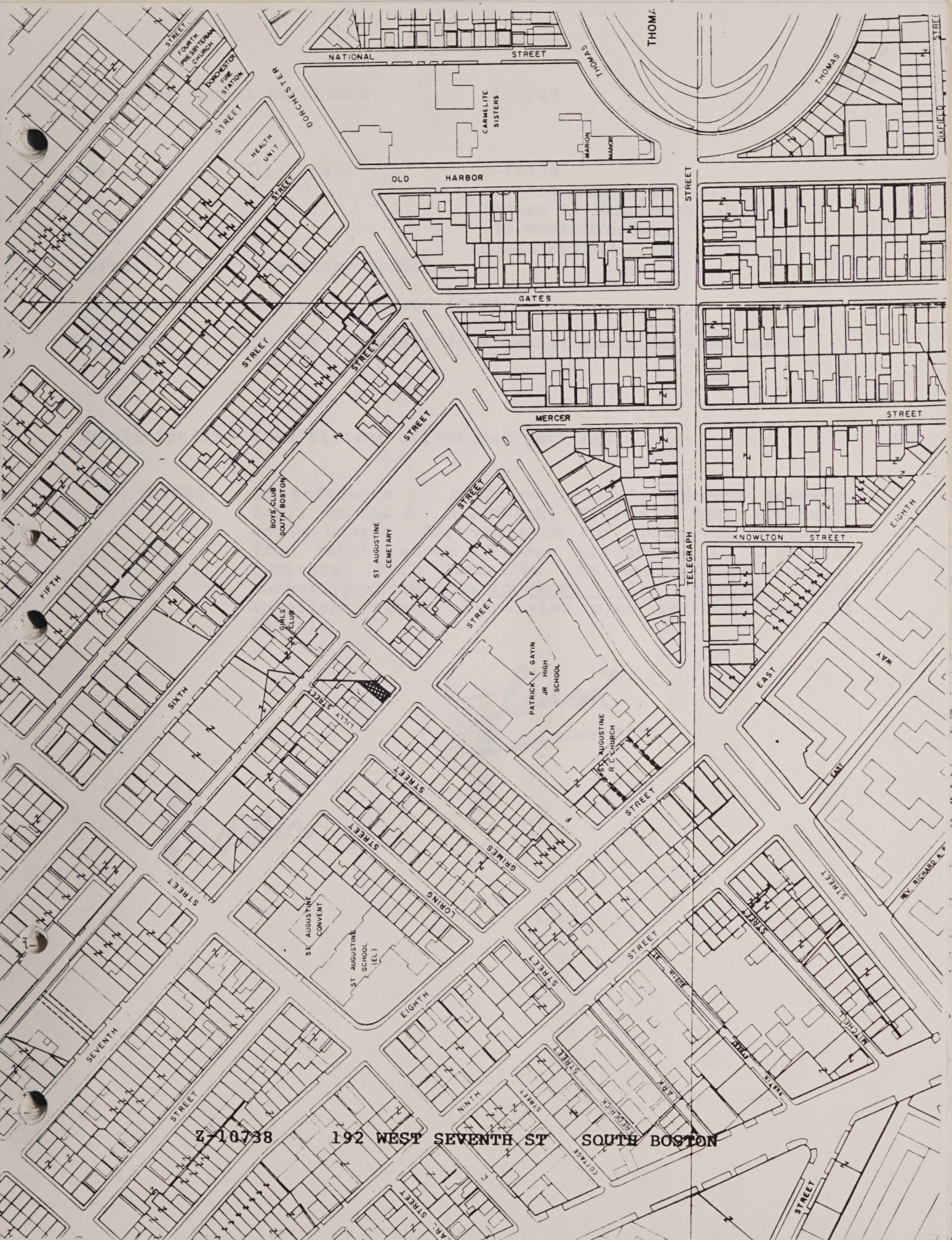
District(s): Apartment (H-1-50)

Purpose: Change occupancy from two-family and store to three-family dwelling and store.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10738, Bessie Melas, 192 West Seventh Street, South Boston, for two variances for change of occupancy from two-family dwelling and store to three-family dwelling and store in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Occupancy existing more than thirty years. Compatible with surrounding structures.





Z-10738

192 WEST SEVENTH ST SOUTH BOSTON



Board of Appeal Referrals

11/5/87

36

Hearing: 11/17/87 Z-10739  
Heights Academy, Inc.  
Thomas A. McDonough, Jr.  
439 West Broadway  
South Boston

Site: One-story structure

District(s): General business (B-2)

Purpose: Change occupancy from retail store to same and school.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-10739, Heights Academy, Inc., Thomas A. McDonough, Jr., 439 West Broadway, South Boston, for variance for change of occupancy from retail store to same and school in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with proviso that appellant submit a parking plan to the Board of Appeal.

Revised

Revised





2-10739

439 WEST BROADWAY SOUTH BOSTON



Board of Appeal Referrals

11/5/87

Hearing: 11/17/87

Z-10740

Edward D. Marando

1102 River Street

Hyde Park

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Three-family is forbidden use.

Insufficient lot area, frontage, open space, and front yard.

Excessive building height.

VOTED: In reference to petition Z-10740, Edward D. Marando, 1102 River Street, Hyde Park, for forbidden use and five variances to legalize occupancy as three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Three-family dwelling would be inappropriate and create an unwanted precedent. Unacceptable and unattractive parking plan indicates cars parked behind each other without street access unless car closest to street is removed.





Z-10740

1102 RIVER ST

HYDE PARK



## Board of Appeal Referrals

11/5/87

Hearing: 11/17/87 Z-10741  
John & Mary C. DeMuis  
121 Commonwealth Avenue  
Boston

Site: One-story structure

District(s): Apartment (H-3-65)

Purpose: Erect one-car garage addition to eight-unit apartment structure.

Violation(s): Accessory building.

VOTED: In reference to petition Z-10741, John & Mary C. DeMuis, 121 Commonwealth Avenue, Boston, for variance to erect one-car garage addition to eight-unit apartment structure in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends denial. Proposal would set a negative precedent. Neighborhood Association of the Back Bay has expressed opposition for this reason. Further, while the Back Bay Architectural Commission conditionally approved this application, which included restoration of the facades of 119 and 121 Commonwealth Avenue, their decision likewise reflects the precedent-setting nature of such a proposal: "This approval is based on specific improvements to an existing appendage structure judged in its specific context. It shall not be otherwise regarded as a precedent indicative of commission policy".





ARLINGTON

20  
AND  
C-1

STREET

AVENUE

AVENUE

EMMANUEL  
CHURCH

STREET

PARKING AREA

FIRST LUTHERAN  
CHURCH

BERKELEY

UNITARIAN  
FIRST CHURCH  
IN BOSTON

CHURCH OF THE  
HOLY SPIRIT  
CONVENT

CITY OF BOSTON  
PARKING NO. 4  
UNIT

PROVIDENCE

STREET

CLARENDON

FIRST BAPTIST  
CHURCH

WALK

Z-10741

121 COMMONWEALTH AVE

BOSTON

DARTMOUTH

MEMORIAL

OLD SOUTH  
CHURCH



Hearing: 11/17/87

Z-10742  
Winnifred A. Frazer  
1-5 Blue Hill Avenue  
Roxbury

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from stores to take-out restaurant,  
office, video store, and store.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-10742, Winnifred A. Frazer, 1-5 Blue Hill Avenue, Roxbury, for conditional use for change of occupancy from stores to take-out restaurant, office, video store, and store in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Sub shop restaurant existing for several years.





Z-10742

1-5 BLUE HILL AVE ROXBURY

ATRUDE  
TOWES  
PLAYGROUND



Board of Appeal Referrals

11/5/87

40

Hearing:

Z-10743  
Donald S. Putnam  
42 Msgr. P.J. Lydon Way  
Dorchester

Site:

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area.

VOTED:

**HEARING POSTPONED**



Board of Appeal Referrals

11/5/87

41

Hearing: 11/17/87 Z-10744  
Fiorentina Ferrara  
198R Dana Avenue  
Hyde Park

Site: 8,658 Square feet of land

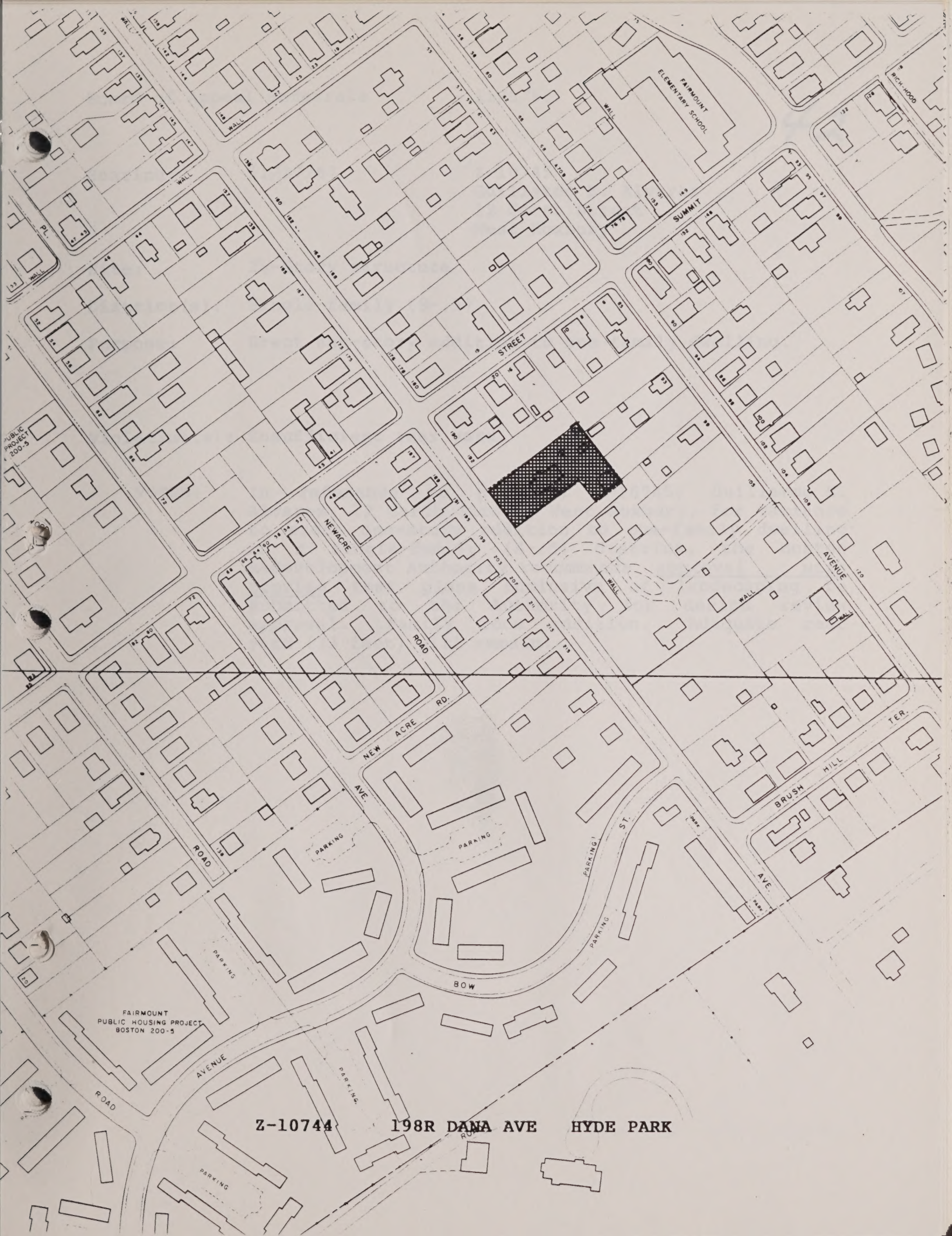
District(s): Single-family (S-.3)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, frontage, front, and rear yards.

VOTED: In reference to petition Z-10744, Fiorentina Ferrara, 198R Dana Avenue, Hyde Park, for four variances to erect one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal is compatible with surrounding land uses. Location of the lot and the structure minimize any visual impacts on surrounding properties.





PUBLIC PROJECT 200-5

FAIRMOUNT  
ELEMENTARY SCHOOL

SUMMIT

STREET

NEW ACRE

NEW ACRE RD.

AVE.

AVENUE

BRUSH HILL  
TER.

FAIRMOUNT  
PUBLIC HOUSING PROJECT  
BOSTON 200-5

Z-10744 198R DANA AVE HYDE PARK



Hearing: 11/17/87

Z-10745  
Guillermo E. Alvarez  
12 Garth Street  
West Roxbury

Site: 2½-Story structure

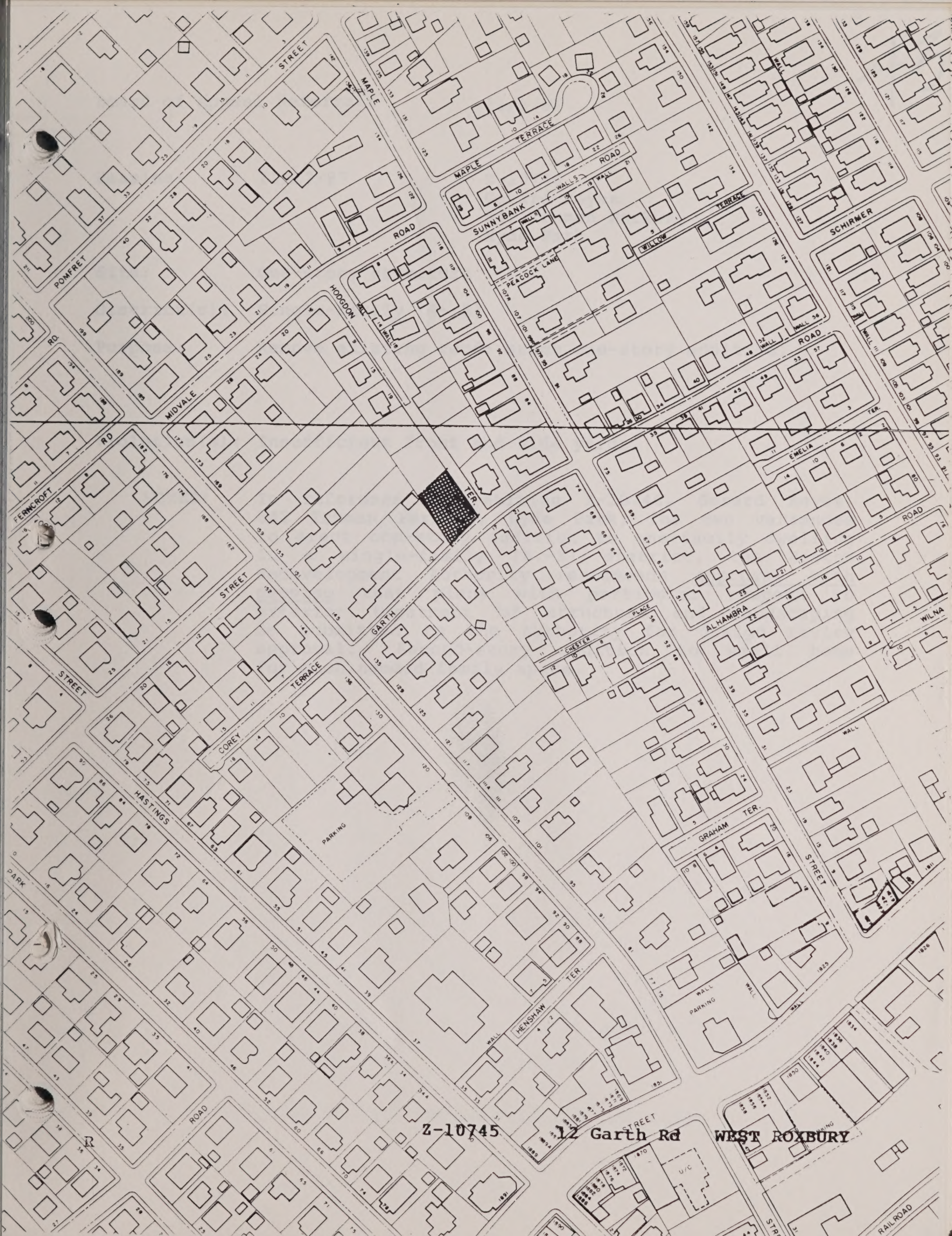
District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10745, Guillermo E. Alvarez, 12 Garth Street, West Roxbury, for variance to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping be submitted to the Authority for design review approval. Family room addition. Adequate rear yard (33 feet) will remain.





Z-10745

12 Garth Rd

WEST ROXBURY



43

Hearing: 11/17/87

Z-10746  
Gerard Keyes  
842 Truman Parkway  
Hyde Park

Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Remove existing roof; erect one-story addition.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition Z-10746, Gerard Keyes, 842 Truman Parkway, Hyde Park, for two variances to erect one-story addition to one-family dwelling in a single-family (S.-5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior treatment of structure and landscaping be submitted to the Authority for design review approval. Second-story addition to small home for much needed family space.





Z-10746

842 TRUMAN PARKWAY

HYDE PARK



Board of Appeal Referrals

11/5/87

Hearing: 11/17/87 Z-10747  
Accurate Radiator Service, Inc.  
Brian Gillis  
1452 Centre Street  
Roslindale

Site: Gas station

District(s): Residential, two-family (R-.5)

Purpose: Install two six-thousand-gallon gasoline storage tanks.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-10747, Accurate Radiator Service, Inc., Brian Gillis, 1452 Centre Street, Roslindale, for two variances to install two six-thousand-gallon gasoline storage tanks in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that facility comply with Board of Appeal guidelines for gas service stations. Existing two 2,000-gallon tanks were installed over forty years ago. Two replacing 6,000-gallon tanks will reduce bulk deliveries.





Z-10747

1452 CENTRE ST

ROSLINDALE



Board of Appeal Referrals

11/5/87

Hearing: 11/17/87

Z-10749

660 Massachusetts Avenue Condominium Trust

Alexander Pelkins

660 Massachusetts Avenue

Boston

Site: 4½-Story row structure

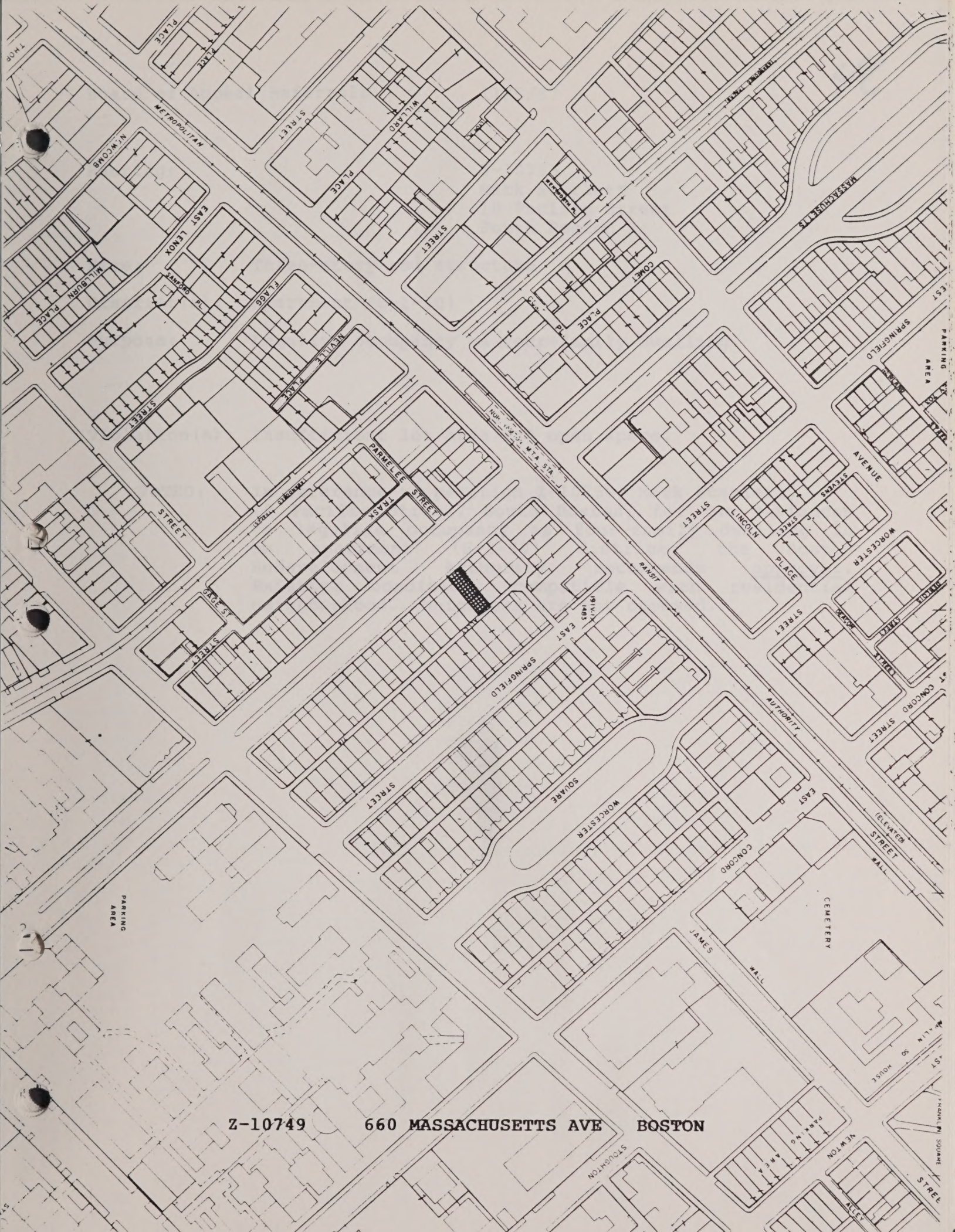
District(s): Apartment (H-2)

Purpose: Legalize occupancy as six apartments.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-10749, 660 Massachusetts Avenue Condominium Trust, Alexander Pelkins, 660 Massachusetts Avenue, Boston, for variance to legalize occupancy from six apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Appellant states condominium units have existed and have been taxed as such since 1981.





Z-10749

660 MASSACHUSETTS AVE

BOSTON



Hearing:

Z-10750  
Mark Scarlett  
10 Pacific Street  
South Boston

Site: Three-story row structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as four-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10750, Mark Scarlett,  
10 Pacific Street, South Boston, for two variances  
to legalize occupancy as four-family dwelling in  
an apartment (H-1-50) district, the Boston  
Redevelopment Authority recommends approval.  
Existing condition, compatible with residential  
neighborhood. Neighbors are not opposed.







Hearing: 11/17/87

Z-10751  
James E. Rollins  
10 DeWolf Street  
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10751, James E. Rollins, 10 DeWolf Street, Dorchester, for variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Three-family dwelling consistent with existing properties in surrounding neighborhood.





2-10751

10 DEWOLF ST

PARKING DORCHESTER

ST. PETERS  
RC  
CHURCH

DORCHESTER  
SQUARE

FIRST PARISH  
CHURCH

MATHER SCHOOL  
(E)

EDWARD  
SOUTHWORTH  
EL SCHOOL

EAST  
DORCHESTER  
FIRE HOUSE  
AMERICAN  
LEGION  
POST 60



Board of Appeal Referrals

11/5/87

48

Hearing: 11/19/87

Z-10752  
Richard Pagliuca  
50-54 Cooper Street  
Boston

Site: Five-story structure

District(s): General business (B-2-65)

Purpose: Change occupancy from four apartments and two stores to ten apartments.

Violation(s): Restricted roof structure district.

Insufficient open space and off-street parking.

VOTED: In reference to petition Z-10752, Richard Pagliuca, 50-54 Cooper Street, Boston, for three variances for change of occupancy from four apartments and two stores to ten apartments in a general business (B-2-65) district, the Boston Redevelopment Authority recommends approval. Board of Appeal approved petition for ten apartments in 1973. Appellant inadvertently failed to secure permit. Consistent with predominantly residential neighborhood.





2-10752

50-54 COOPER ST

BOSTON



Hearing: 11/17/87 Z-10753  
C & M Realty Trust  
Barbara A. Murphy, Trustee  
187 E Street  
South Boston

Site: One-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as office.

Violation(s): Office building is forbidden use.  
Insufficient off-street parking.

VOTED: In reference to petition Z-10753, C & M Realty Trust, Barbara A. Murphy, Trustee, 187 E Street, South Boston, for forbidden use and variance to legalize occupancy for office in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral. Concerns are: storage of vehicles, hours of operation, alterations to premises, and precedent in residential neighborhood.







Hearing: 11/17/87

Z-10755  
John A. Martel  
119 Vermont Street  
West Roxbury

Site: 1½-Story structure

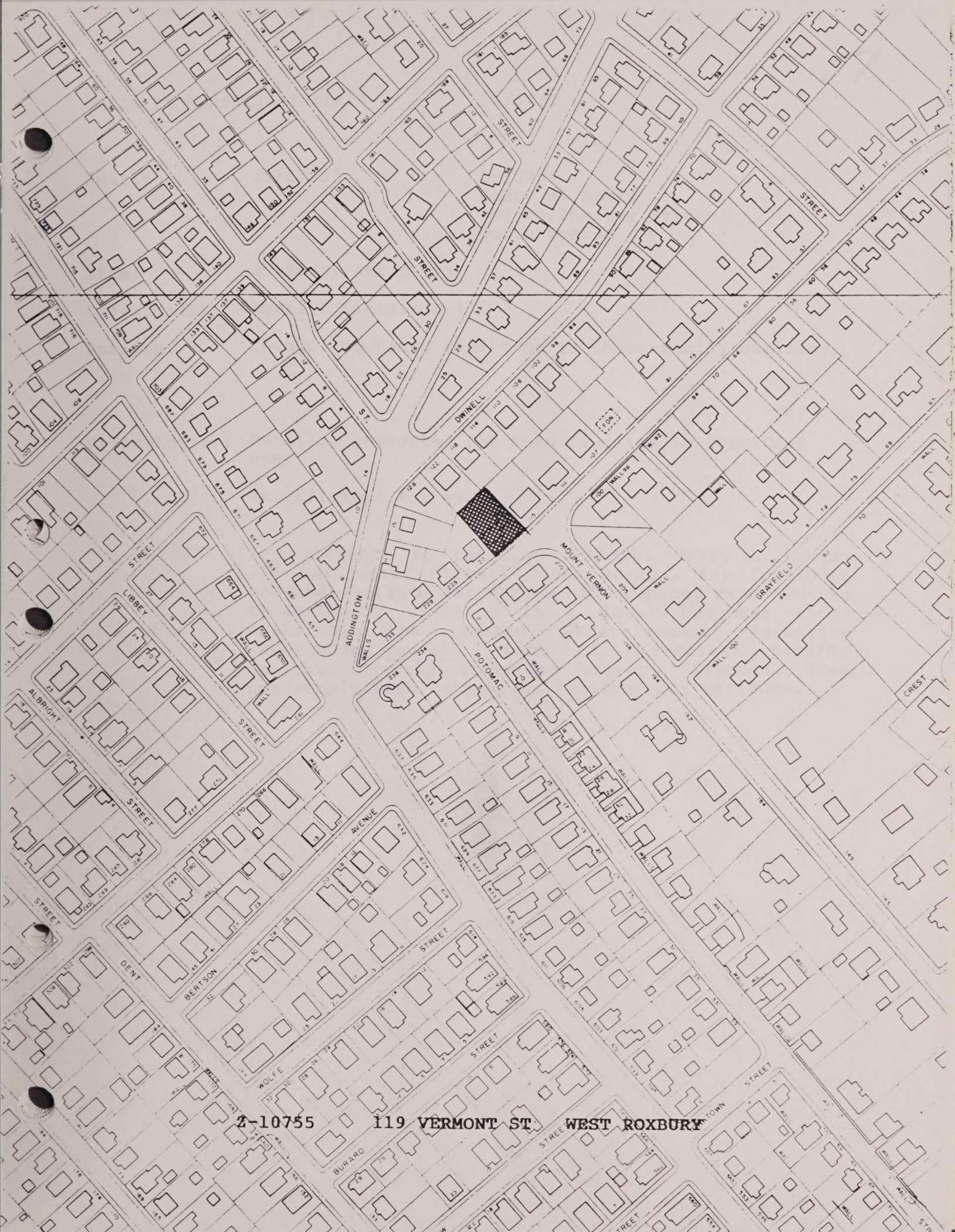
District(s): Single-family (S-.5)

Purpose: Enclose garage and breezeway for room addition  
to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: in reference to petition Z-10755, John A. Martel,  
119 Vermont Street, West Roxbury, for variance  
to enclose garage and breezeway for room addition  
to one-family dwelling in a single-family (S-.5)  
district, the Boston Redevelopment Authority  
recommends approval with proviso that plans be  
submitted to the Authority for design review  
approval. Side yard deficiencies existing.





2-10755

119 VERMONT ST. WEST ROXBURY



Board of Appeal Referrals

11/5/87

Hearing: 11/17/87 Z-10756  
Henry W. Lewis  
358 Dorchester Street  
South Boston

Site: 2½-Story structure

District(s): Local business (L-1)

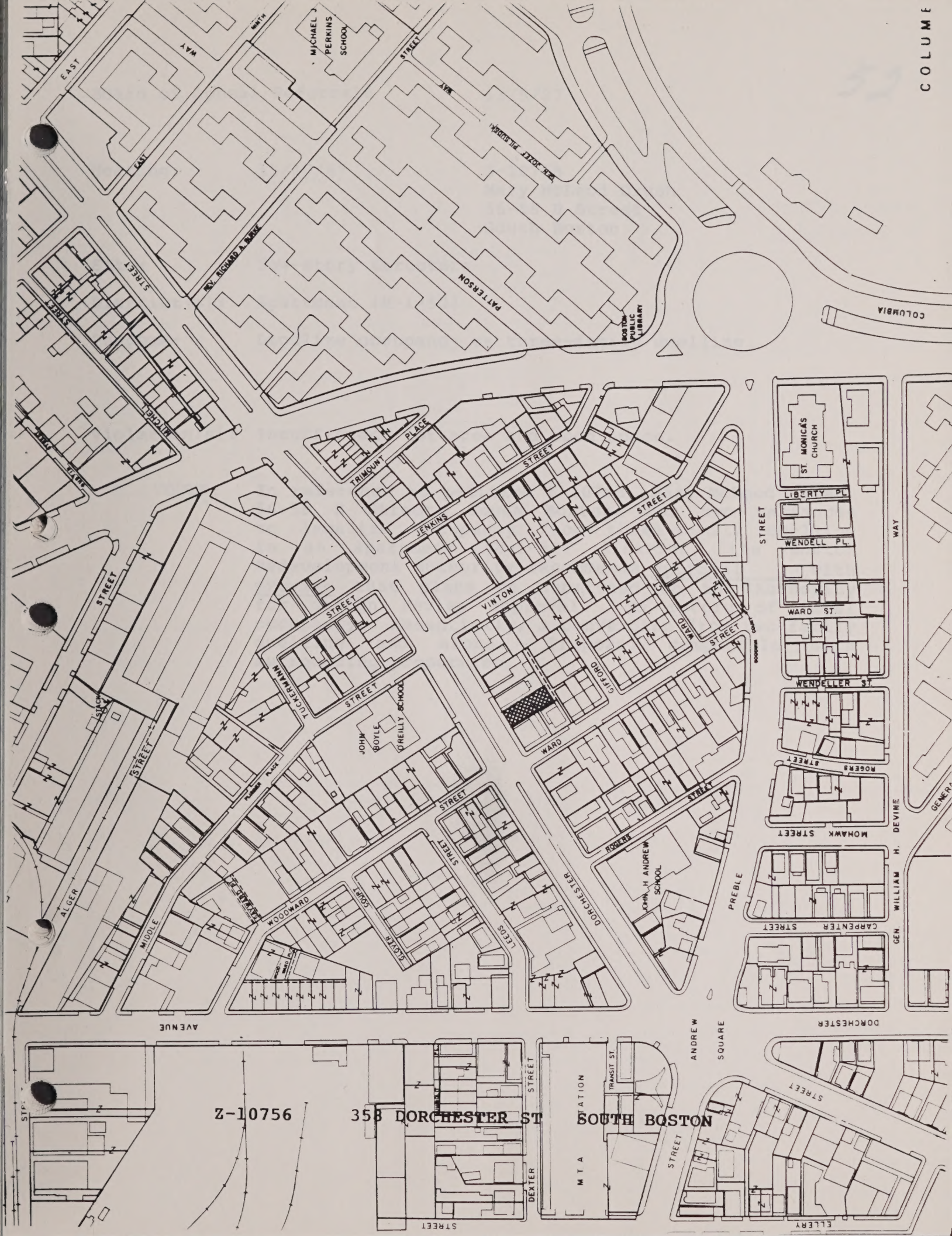
Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-10756, Henry W. Lewis, 358 Dorchester Street, South Boston, for forbidden use and variance for change of occupancy from two- to three-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Lack of off-street parking on this heavily travelled street. Proposal does not comply with conditions required for variance.





Z-10756

358 DORCHESTER ST

SOUTH BOSTON

MTA STATION

ANDREW SQUARE

DORCHESTER

GEN. WILLIAM H. DEVINE

WAY

COLUMBIA

ST. MONICA'S CHURCH

JOHN H. ANDREW SCHOOL

JOHN BOYLE O'REILLY SCHOOL

MICHAEL J. PERKINS SCHOOL

BOSTON PUBLIC LIBRARY



Hearing: 11/17/87 Z-10768  
Mary McLeod Crush  
56-58 H Street  
South Boston

Site: Tow-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10768, Mary McLeod Crush, 56-58 H Street, South Boston, for two variances to legalize occupancy from three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. No record of legal occupancy. Essentially, a conversion from two-family dwelling and store. Proposal compatible with surrounding properties.





Z-10768

56-58 H STREET SOUTH

BOSTON



## Board of Appeal Referrals

11/5/87

Hearing: 11/17/87

Z-10769  
James Costello  
50 McBride Street  
Jamaica Plain

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect one-story rear porch addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10769, James Costello, 50 McBride Street, Jamaica Plain, for variance to erect one-story rear porch addition to one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping be submitted to the Authority for design review approval. Proposal would have minimal if any impact on surrounding properties.





Z-10769

50 MCBRIDE ST

JAMAICA PLAIN



Board of Appeal Referrals

11/5/87

Hearing: 11/17/87 Z-10770  
Marcelo Salvatierra  
22 Edson Street  
Dorchester

Site: 4,038 Square feet of land

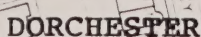
District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, width, frontage, side yard,  
and off-street parking.

VOTED: In reference to petition Z-10770,  
Marcelo Salvatierra, 22 Edson Street, Dorchester,  
for five variances to erect a two-family dwelling  
in a residential (R-.8) district, the Boston  
Redevelopment Authority recommends approval with  
proviso that plans with particular respect to siting  
and scale of structure be submitted to the Authority  
for design review approval. Vacant, unsightly  
lot will be replaced. Compatible with existing  
densities.







Board of Appeal Referrals

11/5/87

Hearing:

Z-10772  
Nick Darides  
98-100 Kenrick Street  
Brighton

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Erect porch addition to two-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-10772, Nick Darides, 98-100 Kenrick Street, Brighton, for two variances to erect porch addition to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends deferral. Appellant seeks to construct 336-square-foot rear porch overlooking Chandler Pond. Given the high degree of visibility of such an addition, the proposal must first be reviewed by the neighboring property owners and the local civic association.





GALLAGHER  
MEMORIAL  
PARK

CHANDLER'S POND

Z-10772

98-100 KENRICK ST BRIGHTON



Board of Appeal Referrals

11/5/87

Hearing: 11/19/87 Z-10773  
398 Marlborough Trust  
398 Marlborough Street  
Boston

Site: Four-story structure

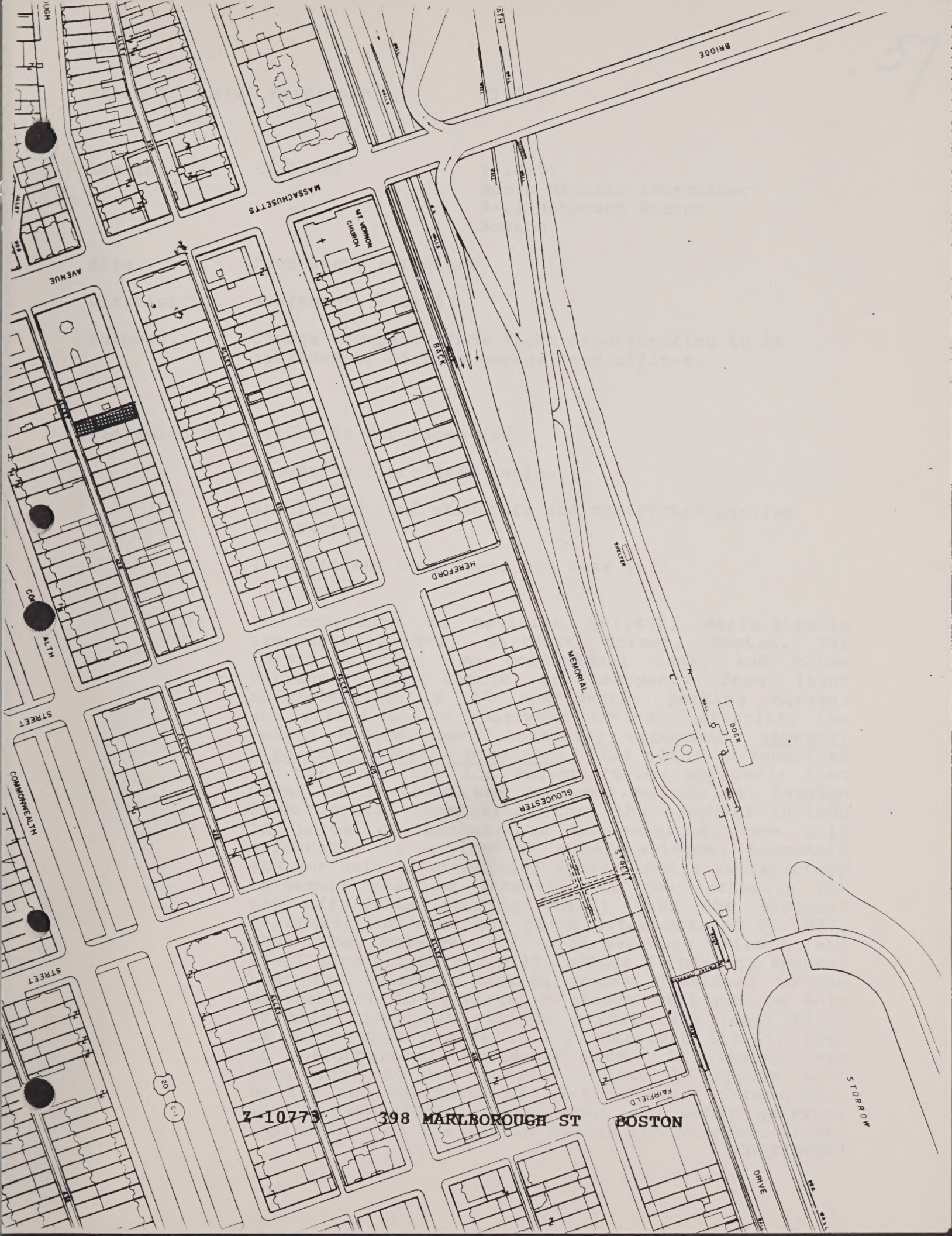
District(s): Apartment (H-3-65)

Purpose: Change occupancy from lodging house to seven apartments.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-10773, 398 Marlborough Trust, 398 Marlborough Street, Boston, for variance for change of occupancy from lodging house to seven apartments in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends deferral until the Neighborhood Association of the Back Bay formulates a position and a policy on similar cases.





BRIDGE

MASSACHUSETTS

MT. KIDDEON CHURCH

HEREFORD

MEMORIAL

GLOUCESTER

FAIRFIELD

STORROW

Z-10773

398 MARLBOROUGH ST

BOSTON

DOCK

FAIRFIELD

STORROW

BRIDGE

MASSACHUSETTS

MT. KIDDEON CHURCH

HEREFORD

MEMORIAL

GLOUCESTER

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MT. KIDDEON CHURCH

HEREFORD



Hearing: 11/10/87 Z-10478  
Mario Nicosia (Purchaser)  
9-11 Harcourt Street  
Boston

Site: Four-story structure

District(s): Apartment (H-2-45)

Purpose: Change occupancy from light manufacturing to 18  
apartments, parking garage, and offices.

Violation(s): Office is forbidden use.

Excessive floor area ratio.

Restricted roof structure and restricted parking  
districts.

Insufficient open space and rear yard.

VOTED: In reference to petition Z-10478, Mario Nicosia (Purchaser), 9-11 Harcourt Street, Boston, for forbidden use, two conditional uses, and three variances for change of occupancy from light manufacturing to 18 apartments, parking garage, and office in an apartment (H-2-45) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that plans be reviewed and approved by the St. Botolph Architectural Commission; that the proposal include 16 units of market-rate condominiums, one unit affordable to a low- or moderate-income household and one unit of commercial space; that a satisfactory agreement must be submitted to the Authority for the affordable housing unit.; that the proposal is consistent with the plans dated October 2, 1987; that the basement of 9-11 Harcourt Street and 15-17 Harcourt Street will include 25 parking spaces; that the thirteen parking spaces developed in the basement of 15-17 Harcourt Street will not be sold at this time, but will be offered for rent, first to other unit owners in 9-11 Harcourt Street, then to neighborhood residents and, if spaces are remaining, to the public. These 13 spaces will be for the residents of 15-17 Harcourt Street when it is redeveloped; that signs and other external indications of the office use in the Harcourt Street

(CONTINUED)



NOVEMBER 5, 1987

Z-10478

Page 2

office space as well as any internal signs visible from outside of the building will comply with the Boston Sign Code and be subject to review and approval by the St. Botolph Citizens' Committee Real Property and Zoning Committee; that the Harcourt Street entry-level unit may be used for professional office space of a limited nature such as medical, dental, legal, architectural, and similar low-traffic uses. The unit may also be used for the offices of NDC. If NDC ceases to use the office, the use must return to the uses described above, not offices for the sale or rental of real estate. With these provisos, the St. Botolph Citizens' Committee supports this proposal.





Z-10478

9-11 HARCOURT ST

BOSTON



Board of Appeal Referrals

11/5/87

Hearing: 11/19/87 Z-10873  
Edwin Baxter  
20 Oakview Terrace  
Jamaica Plain

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-10873, Edwin Baxter, 20 Oakview Terrace, Jamaica Plain, for forbidden use and two variances to legalize occupancy for three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to secondary egress be submitted to the Authority for design review approval. Third-floor space would be used for third unit which would be compatible with existing three-family dwellings in the area.



Hearing: 11/19/87 Z-10776  
Raul Amate  
37 Forbes Street  
Jamaica Plain

Site: 4,280 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area and rear yard.

VOTED: In reference to petition Z-10776, Raul Amate, 37 Forbes Street, Jamaica Plain, for two variances to erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Lot area similar to existing properties in this two- and three-family neighborhood. Rear yard deficiency is minimal.



